

VII. f.
Bill No. 2012-05
First Reading

CITY OF FLORENCE COUNCIL MEETING

DATE: January 9, 2012

AGENDA ITEM: Ordinance
First Reading

DEPARTMENT/DIVISION: City of Florence Planning, Research, & Development
Department

I. ISSUE UNDER CONSIDERATION:

Request to annex and zone multiple properties owned by the City of Florence. The proposed zoning classification pending annexation are found in the attached staff report and referenced on 9 maps.

II. POINTS TO CONSIDER:

This item is being introduced for first reading only.

III. CURRENT STATUS/PREVIOUS ACTION TAKEN:

No previous action has been taken on this request. A Public Hearing for rezoning was held at the December 13, 2012 Planning Commission meeting. City Staff recommended zoning classification for each parcel found in the staff report. Planning Commission members voted 8-0 to approve the request.

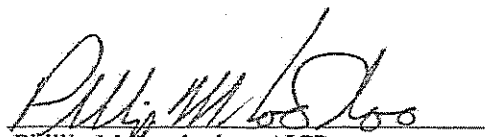
IV. OPTIONS:

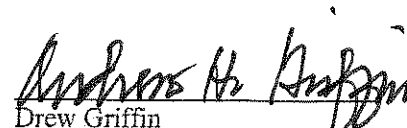
City Council may:

- (1) Approve request as presented based on information submitted.
- (2) Defer request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Deny request.

V. ATTACHMENTS:

Map showing the location of the property.
Zoning Map
Comprehensive Plan Map
Staff Report


Phillip M. Lookadoo, AICP
Planning, Research, & Development Director


Drew Griffin
City Manager

City Annexation Map 9



Urban Planning &
Development Department

00153-01-247



Legend

- Zoning Request
- City Limits

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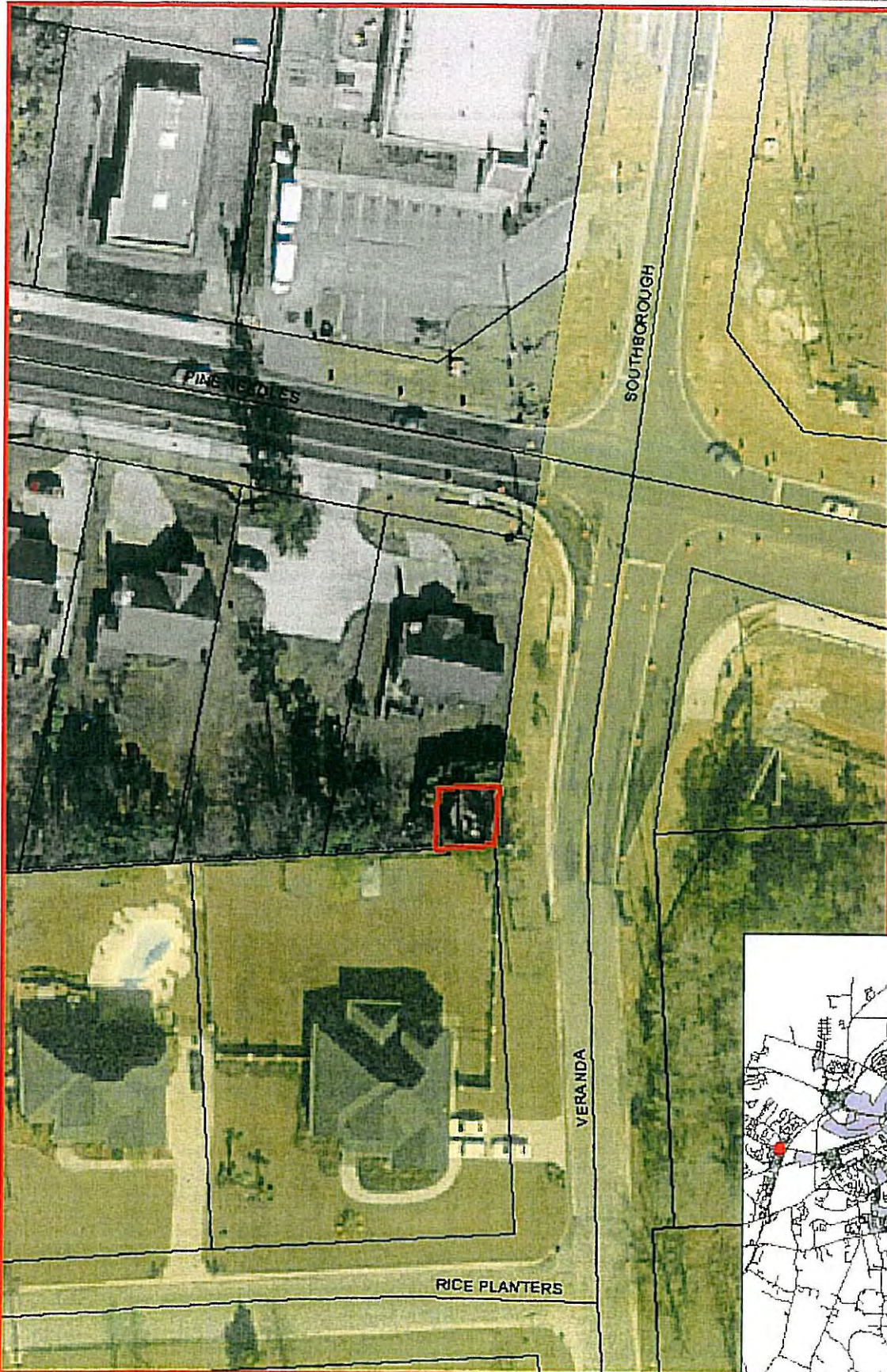


City Annexation Map 1 0.01 Acres



Urban Planning &
Development Department

00074-01-018

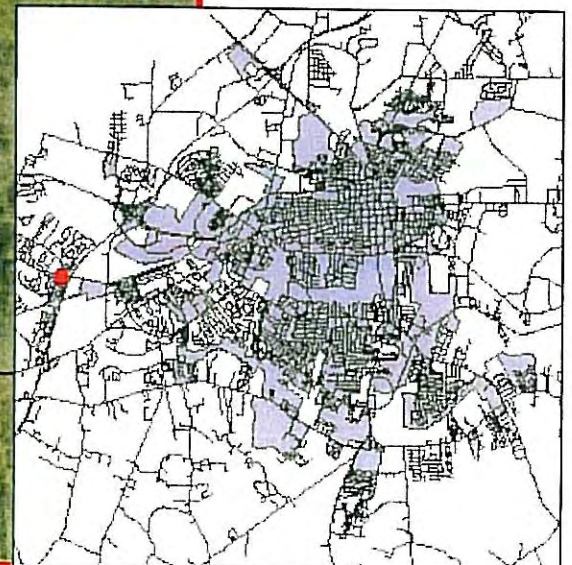


Legend

- City Limits
- Annexation Request

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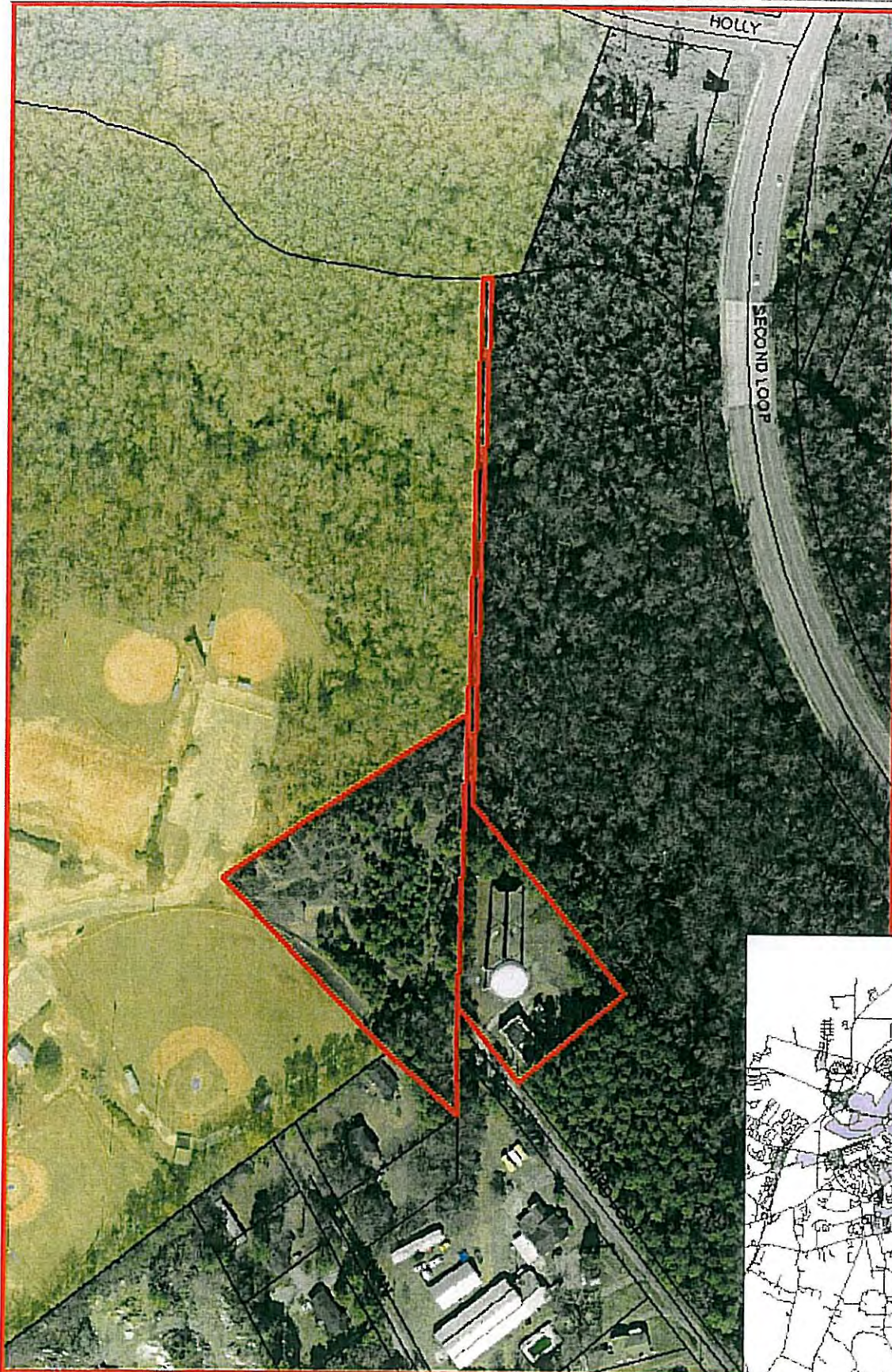


City Annexation Map 2 3.7 Acres



Urban Planning &
Development Department

90012-01-037
90012-01-038

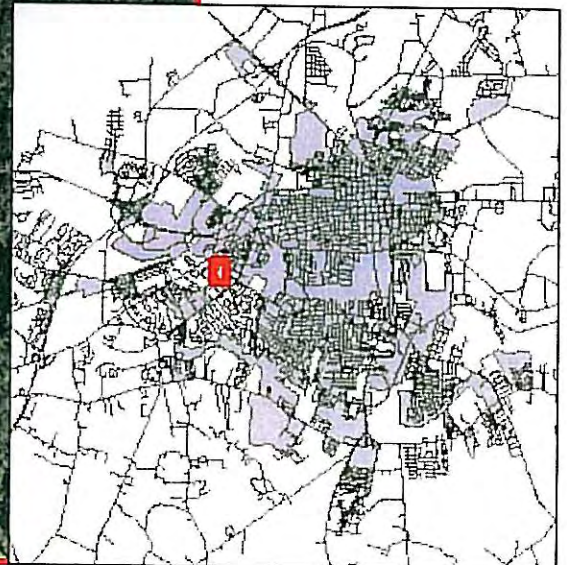


Legend

- City Limits
- Annexation Request

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City Annexation Map 3 0.01 Acres



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90044-10-043

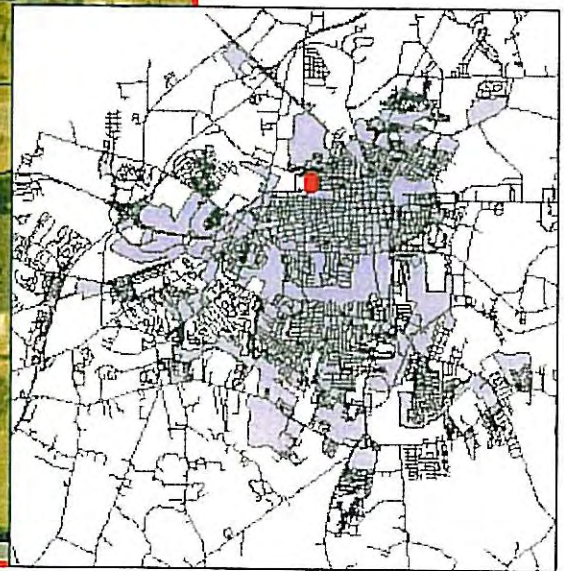


Legend

- City Limits
- Annexation Request

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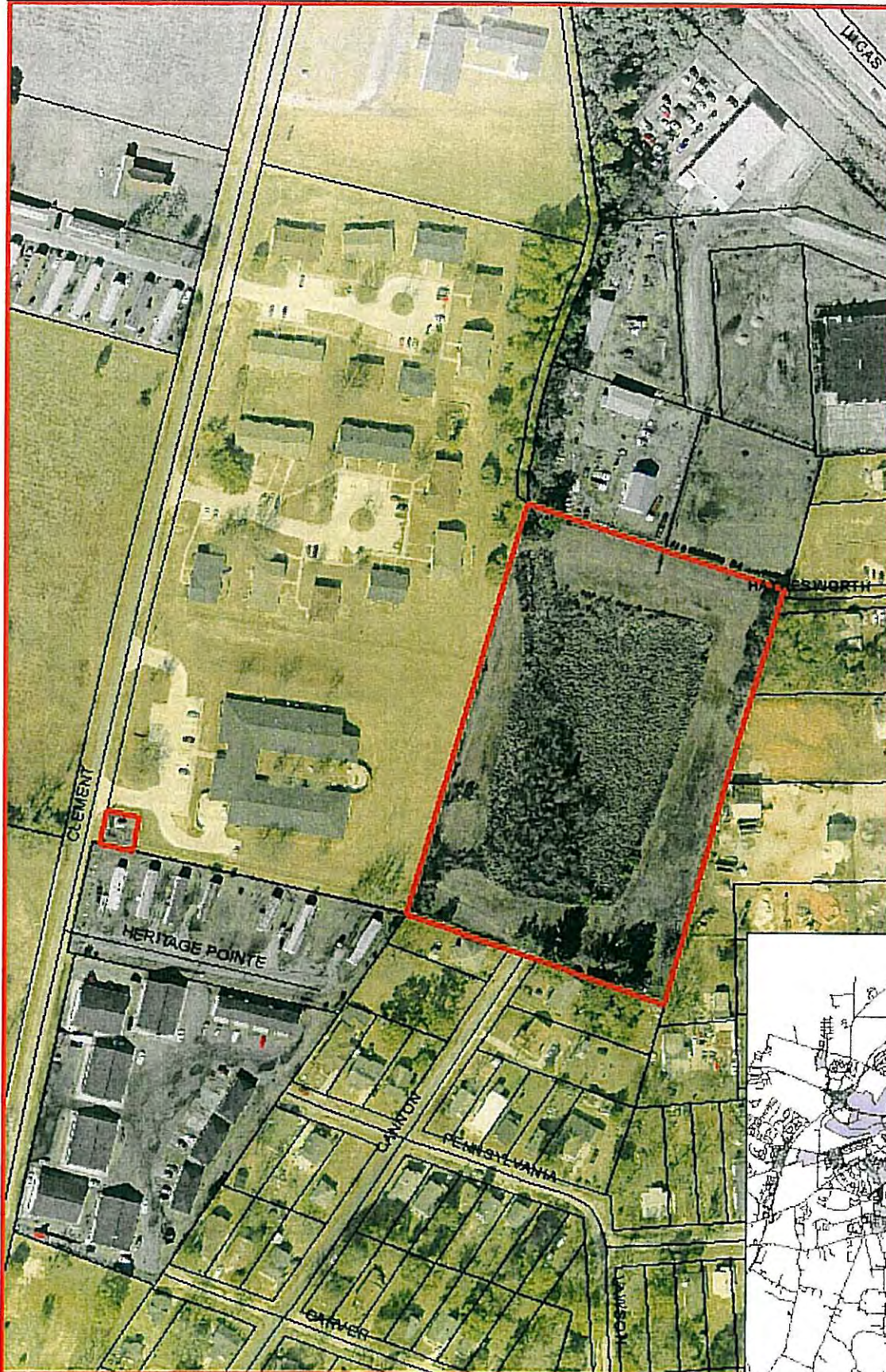


City Annexation Map 4 5.20 Acres



Urban Planning &
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00147-01-063
00147-01-068

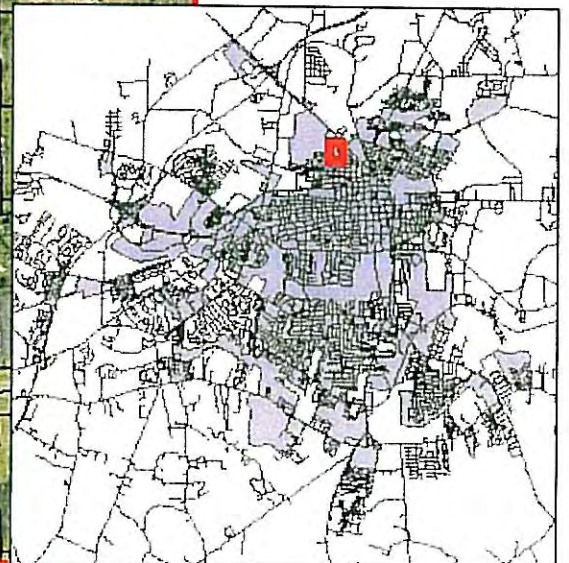


Legend

- City Limits
- Annexation Request

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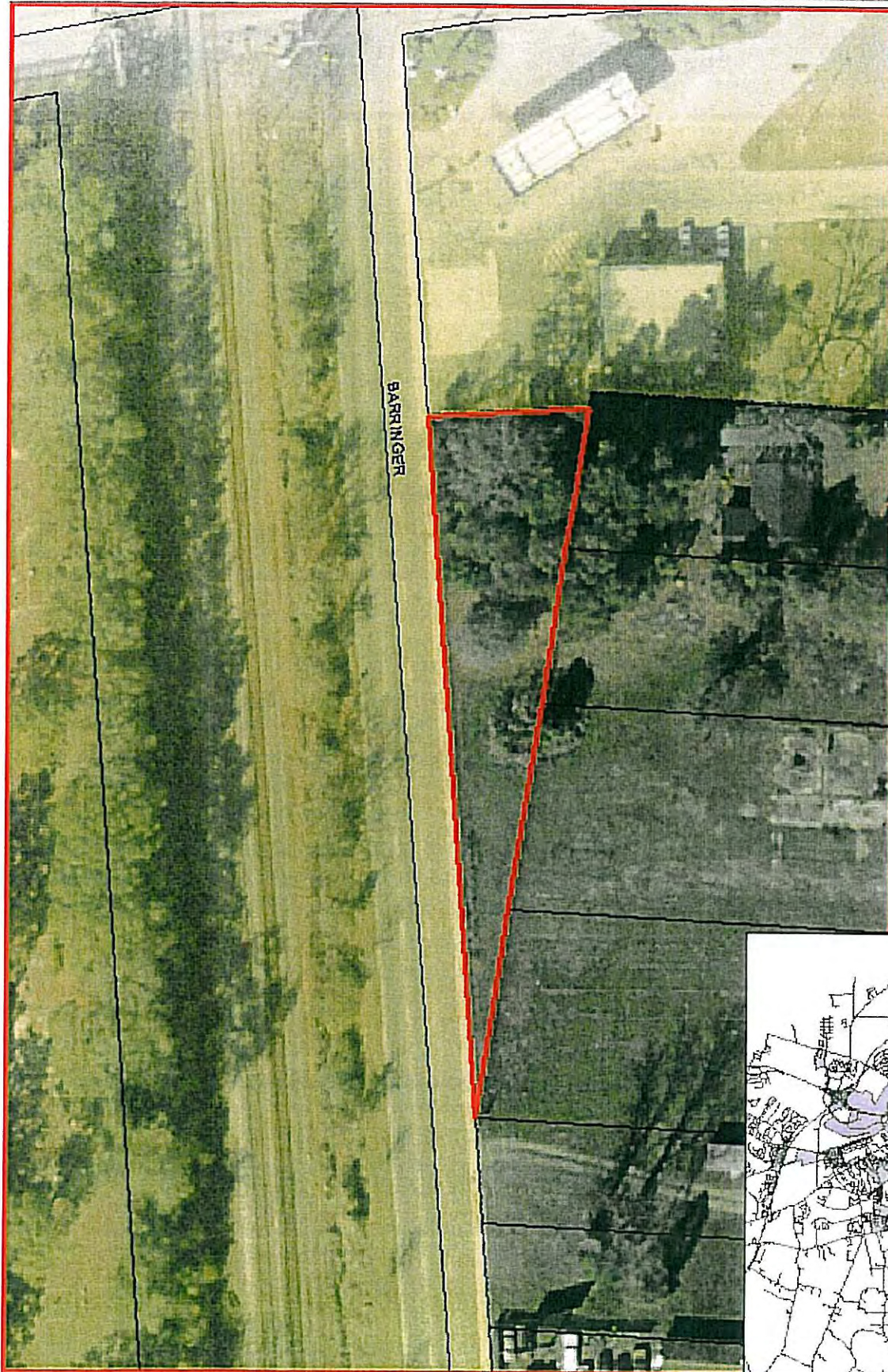


City Annexation Map 5 0.30 Acres





Urban Planning &
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90105-01-017



Legend

 City Limits

 Annexation Request

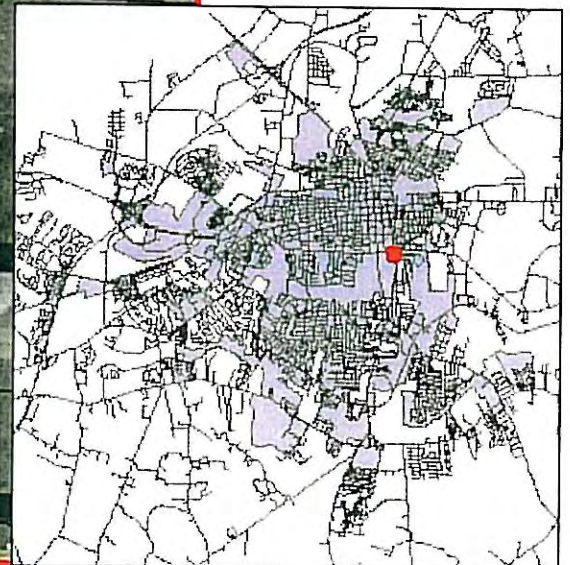
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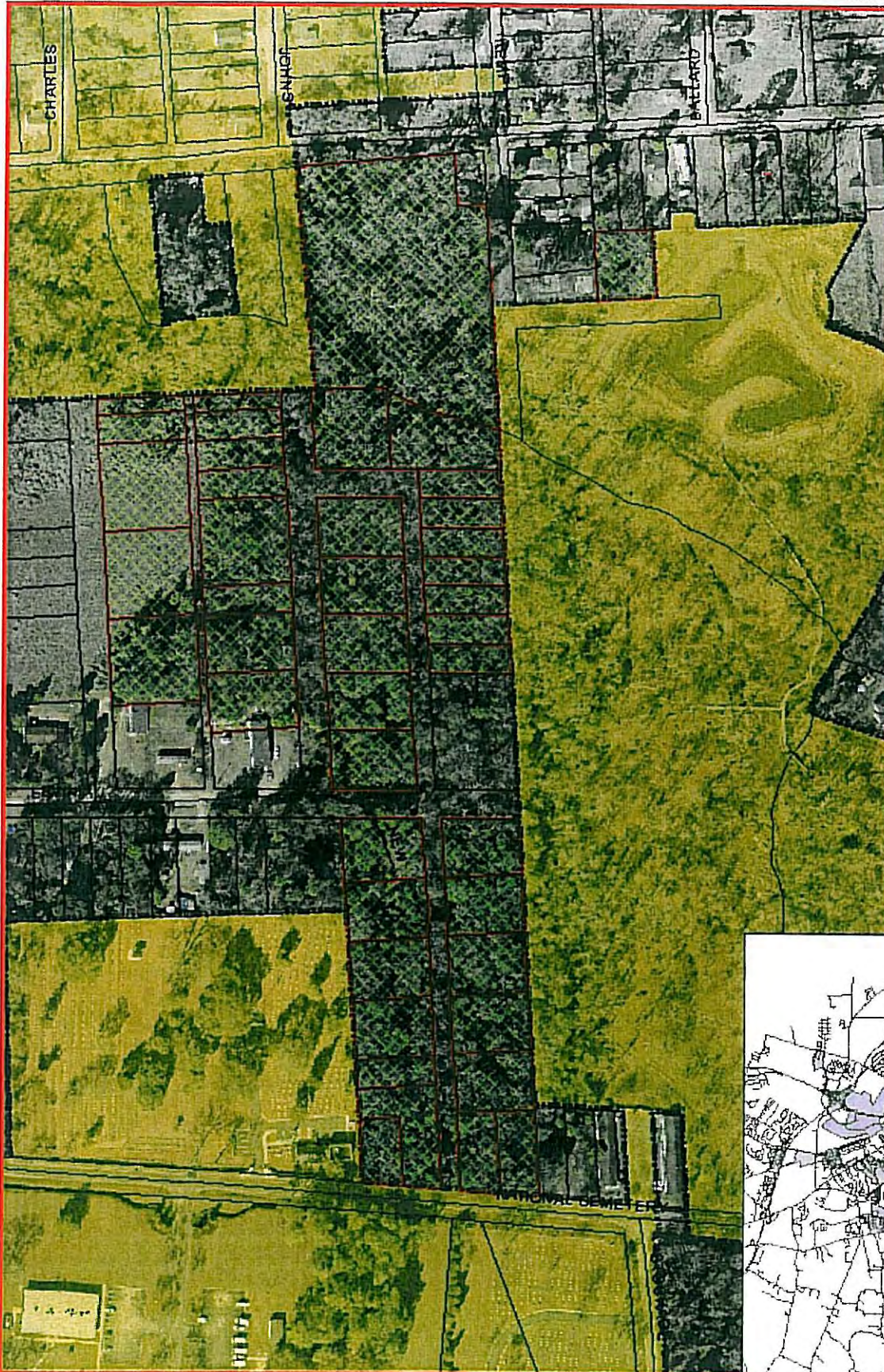
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City Annexation Map 6





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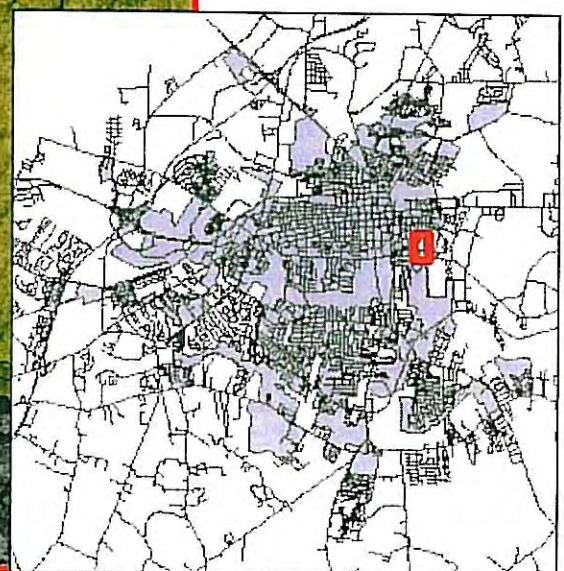
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- 90119-04-001, 90119-04-002
- 90119-04-003, 90119-04-004
- 90119-04-005, 90119-04-008
- 90119-04-009, 90119-04-010
- 90119-04-011, 90119-04-012
- 90119-04-013, 90119-04-014
- 90119-04-015, 90119-05-001
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- 90119-08-003, 90119-08-004
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- 90119-08-007,

Legend

-  Zoning Request
-  City Limits

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City Annexation Map 7



Urban Planning &
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00180-01-034
00180-01-145

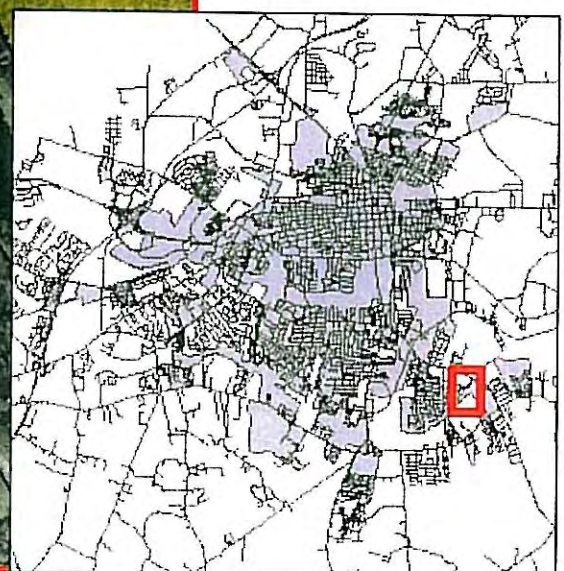


Legend

- Zoning Request
- City Limits

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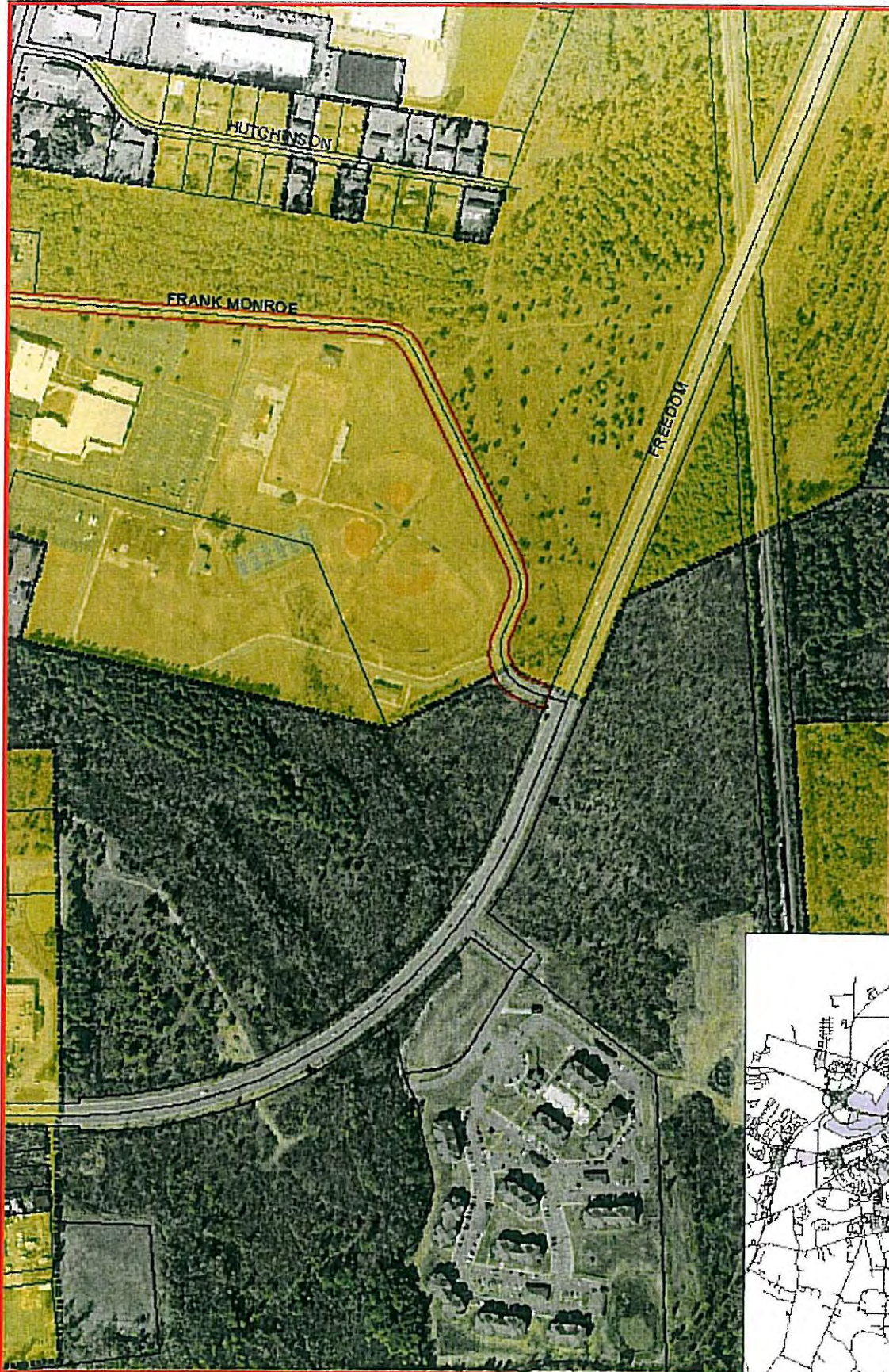


City Annexation Map 8



Urban Planning &
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00150-01-092

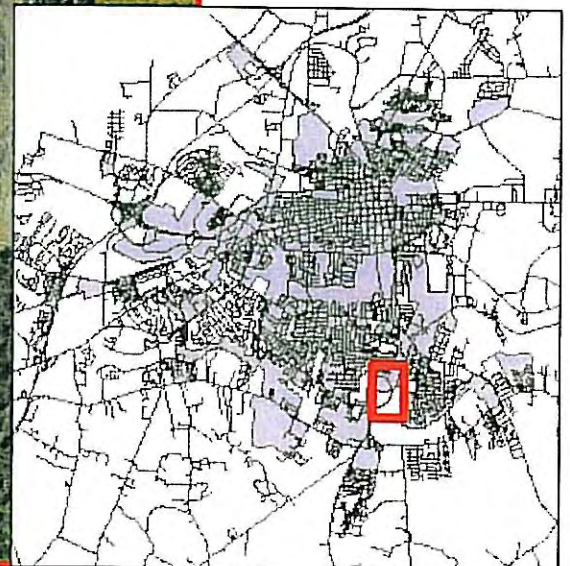


Legend

- Zoning Request
- City Limits

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ZONING PETITION STAFF CHECKLIST

IDENTIFYING DATA

Name of Owner: City of Florence

Address of Properties: see attached maps

Tax Parcel Number(s): 00074-01-018, 90012-01-037 thru 38, 90012-01-038, 90044-10-043, 00147-01-068, 00147-01-063, 90105-01-017, 90119-08-001 thru 007, 90119-07-002 thru 008, 90119-06-001 thru 009, 90119-05-001 thru 005, 90119-04-001 thru 005, 90119-04-008 thru 015, 90119-01-025, 90119-01-003, 00180-01-145, 00180-01-034, southeast portion 00150-01-092 road onto Freedom Blvd., & 00153-01-247.

Date: December 13, 2011

GENERAL BACKGROUND DATA

Cities may own and possess real property within and outside their corporate limits, SC Code 5-7-40. The City of Florence is the current owner of land adjacent to the city limits eligible for annexation, SC Code 5-3-150(3). The total area is approximately 34 acres.

Map 6 comprises the largest portion of parcels, approximately 15 acres. There are no immediate plans for development. The remaining parcels included in this zoning request are either ump station sites, stormwater ponds, or other remnant parcels owned by the city.

Map	TMS	Use	Acres	Current Zoning	Adjacent Use	Zoning Recommendation	Future Land Use
1	00074-01-018	utility	0.01	R-3	residential	R-3	Neighborhood Conservation
2	90012-01-037	park	2.33	unzoned	park	RU-1	Parks and Open Space
2	90012-01-038	water tower	1.37	unzoned	natural	RU-1	Public and Institutional
3	90044-10-043	utility	0.01	R-3a	residential	R-3	Neighborhood Conservation
4	00147-01-063	vacant	5.15	R-4	residential	R-4	Neighborhood Conservation
4	00147-01-068	utility	0.05	R-5	residential	R-5	Neighborhood Conservation
5	90105-01-017	vacant	0.30	unzoned	vacant	R-2	Neighborhood Conservation
6	90119-01-003	natural	2.89	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-01-025	natural	0.27	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-04-001	natural	0.09	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-04-002	natural	0.17	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-04-003	natural	0.52	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-04-004	natural	0.52	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-04-005	natural	0.52	unzoned	natural	RU-1	Neighborhood Conservation

ZONING PETITION STAFF CHECKLIST

6	90119-04-008	natural	0.34	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-04-009	natural	0.34	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-04-010	natural	0.17	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-04-011	natural	0.52	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-04-012	natural	0.17	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-04-013	natural	0.17	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-04-014	natural	0.17	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-04-015	natural	0.10	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-05-001	natural	0.33	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-05-002	natural	0.33	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-05-003	natural	0.33	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-05-004	natural	0.33	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-05-005	natural	0.33	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-06-001	natural	0.41	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-06-002	natural	0.42	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-06-003	natural	0.16	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-06-004	natural	0.16	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-06-005	natural	0.16	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-06-006	natural	0.16	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-06-007	natural	0.16	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-06-008	natural	0.16	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-06-009	natural	0.16	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-07-002	natural	0.17	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-07-003	natural	0.34	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-07-004	natural	0.16	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-07-005	natural	0.31	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-07-006	natural	0.31	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-07-007	natural	0.32	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-07-008	natural	0.34	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-08-001	natural	0.29	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-08-002	natural	0.31	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-08-003	natural	0.31	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-08-004	natural	0.31	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-08-005	natural	0.31	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-08-006	natural	0.21	unzoned	natural	RU-1	Neighborhood Conservation
6	90119-08-007	natural	0.22	unzoned	natural	RU-1	Neighborhood Conservation
7	00180-01-034	natural	6.30	R-1	residential	R-1	Residential Suburban
7	00180-01-145	utility	0.17	R-3	vacant	R-3	Neighborhood Conservation
8	00150-01-092	road	3.92	unzoned	recreation	B-3	Neighborhood Conservation
9	00153-01-247	utility	0.07	B-2	residential	B-2	Neighborhood Conservation

ZONING PETITION STAFF CHECKLIST

MISCELLANEOUS PROVISIONS

Is any portion of the property in floodplain? No

Are there any known zoning violations on this site? No

If so, explain:

Tax records indicate the owner(s) as: City of Florence

This application is submitted by: the owners listed above
 an agent for the owner
 other

If agent or other, what documentation has been provided from owner or is none required?

LAND USE PLAN CONFORMANCE

Is there any discrepancy between current or proposed zoning and the Land Use Plan? If so, what is the discrepancy?

No; review of the current land uses and Future Land Use map found the proposed zoning districts adequately supports the existing uses and are in conformance with the Future Land Use Plan

ADDITIONAL CRITERIA FOR CONSIDERATION

1. What changes have, or are, occurring in the area to justify a change in zoning?
 The zoning request coincides with a request for annexation. The incorporation of the parcel requires assigning a city zoning classification.

2. Is there a reason the current land use cannot continue to be feasible as it now exists?
 No.

3. What is applicant's stated reason for requesting zoning?
 The zoning request is associated with annexation into the City of Florence.

4. What will be the benefits or detriments to the surrounding properties?
 There is no discernible benefit or detriment to adjacent property owners. The areas that are currently zoned in the county will be zoned in the city. Unzoned portions in the county will be zoned in the city thereby providing adjacent land owners with zoning protection on the currently city owned properties.

ZONING PETITION STAFF CHECKLIST

Staff recommendation

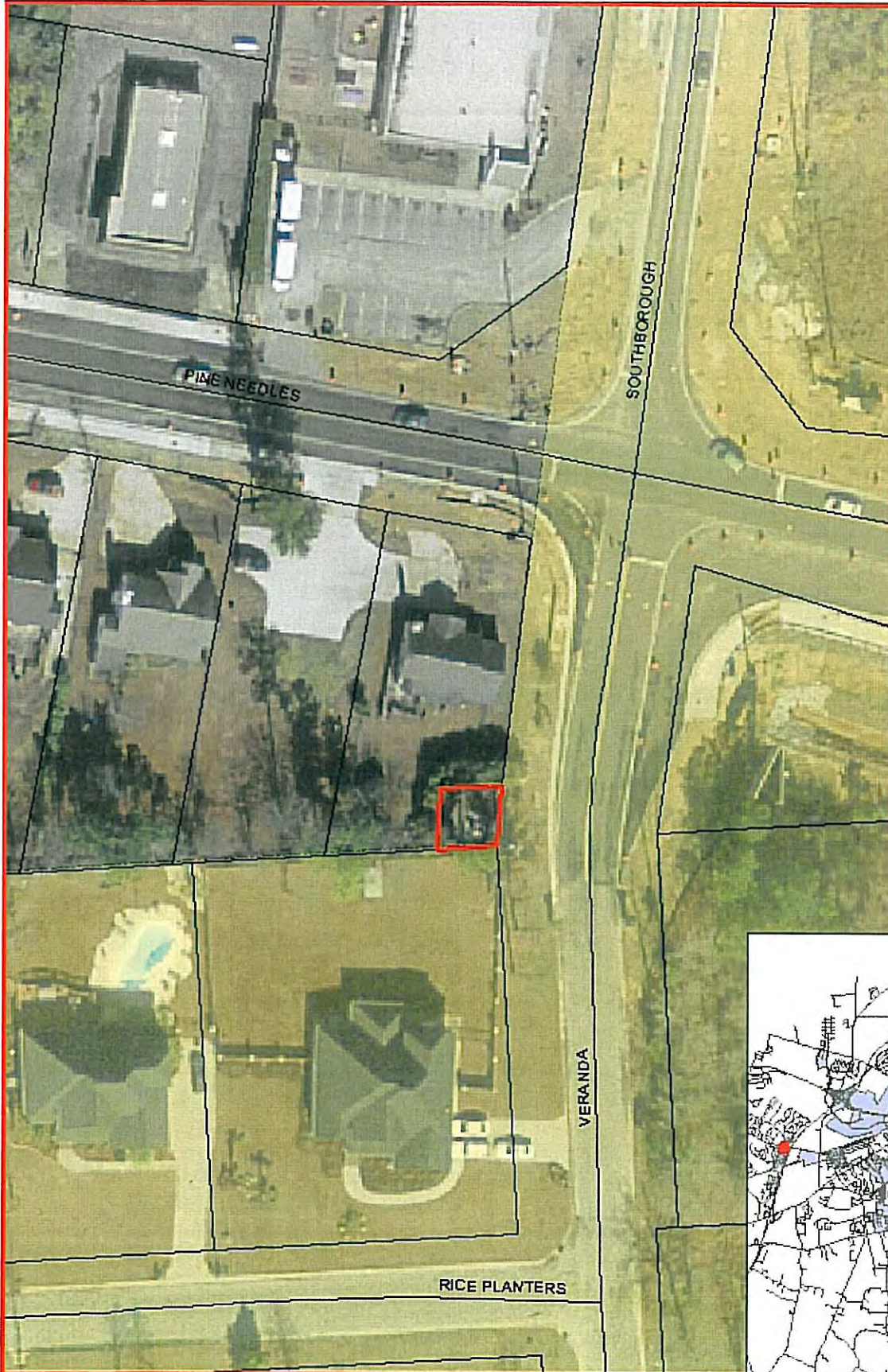
Staff recommend approval of the aforementioned requests for zoning classification per parcel. The request is in conformance with the Comprehensive Plan Land Use map and the character of adjacent land uses.

City Annexation Map 1 0.01 Acres



Urban Planning &
Development Department

00074-01-018

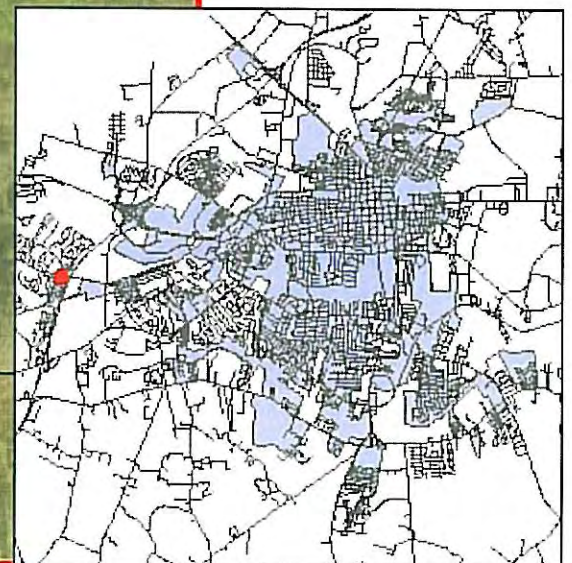


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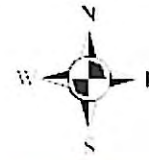
- City Limits
- Annexation Request

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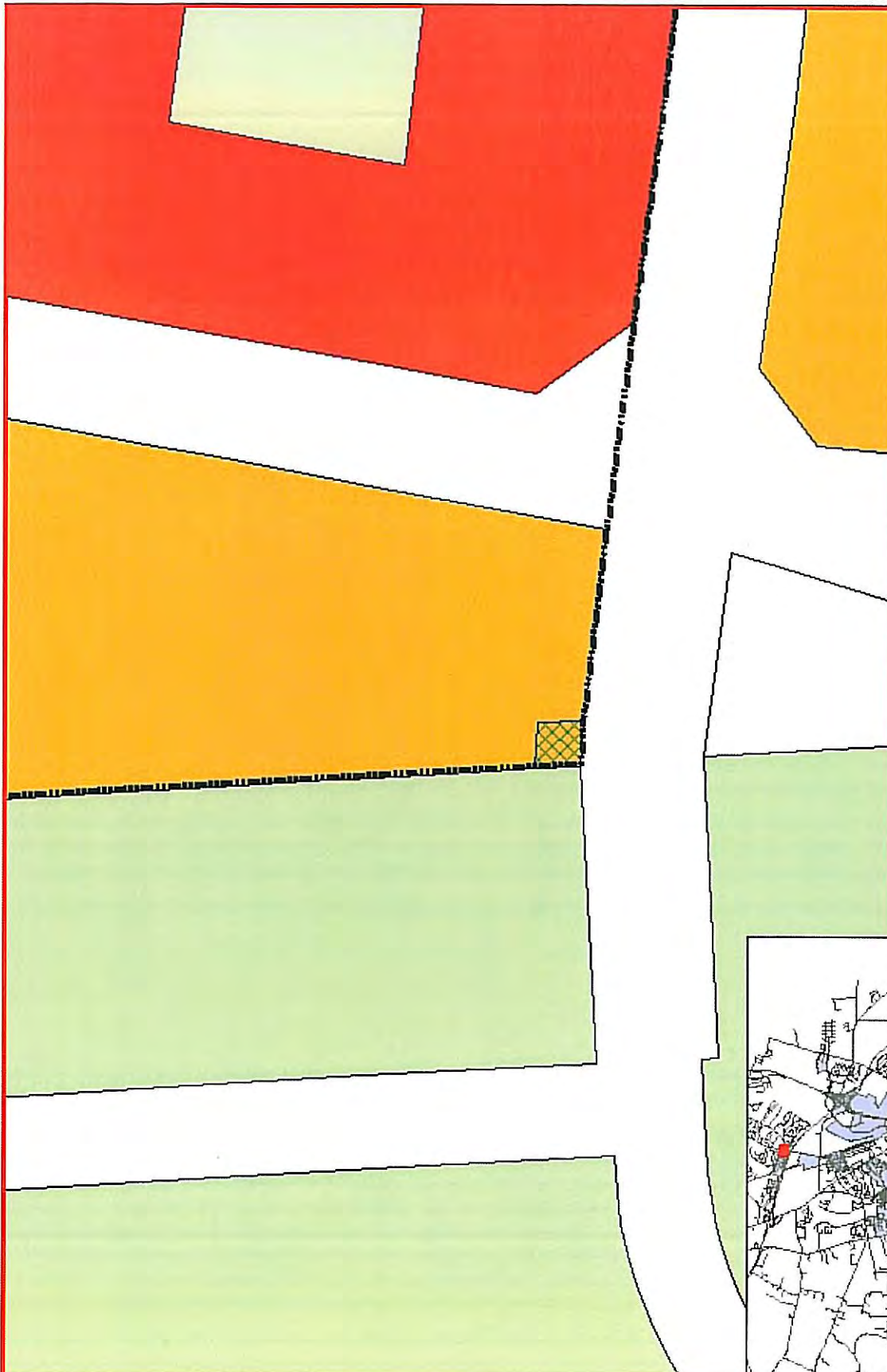
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Map 1 Zoning Districts



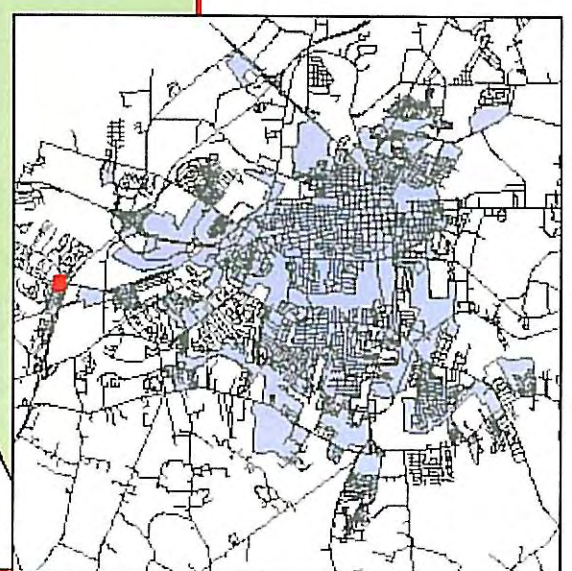
Urban Planning & Development Department



- Legend**
- City Limits
 - Zoning Request
 - R-1, SINGLE FAMILY, LARGE LOTS
 - R-2, SINGLE FAMILY, MEDIUM LOTS
 - R-3, SINGLE FAMILY, SMALL LOTS
 - R-4, MULTI-FAMILY, LIMITED
 - R-5, MULTI FAMILY
 - PD, PLANNED DEVELOPMENT
 - B-1, LIMITED
 - B-2, CONVENIENCE
 - B-3, GENERAL
 - B-4, CENTRAL
 - B-5, OFFICE-LIGHT INDUSTRIAL
 - B-6, INDUSTRIAL
 - RU-1, COMMUNITY
 - RU-2, RESOURCE
 - UNZONED
 - Parcels

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Map 1 Future Land Use



Urban Planning &
Development Department



Legend

City Limits

Zoning Request

ELU FLU 2011

<all other values>

Future

Business Parks

Commercial Autourban

Commercial Suburban

Downtown

Industrial

Neighborhood Conservation

Parks and Open Space

Public and Institutional

Residential Autourban

Residential Estate

Residential Suburban

Residential Transition

Residential Urban

Rural

Parcels

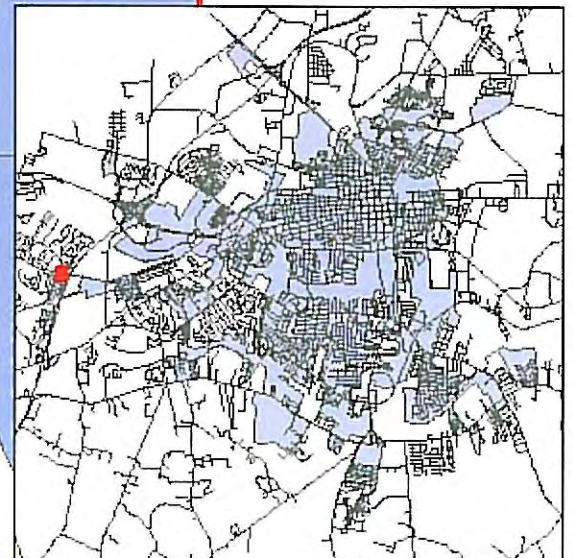
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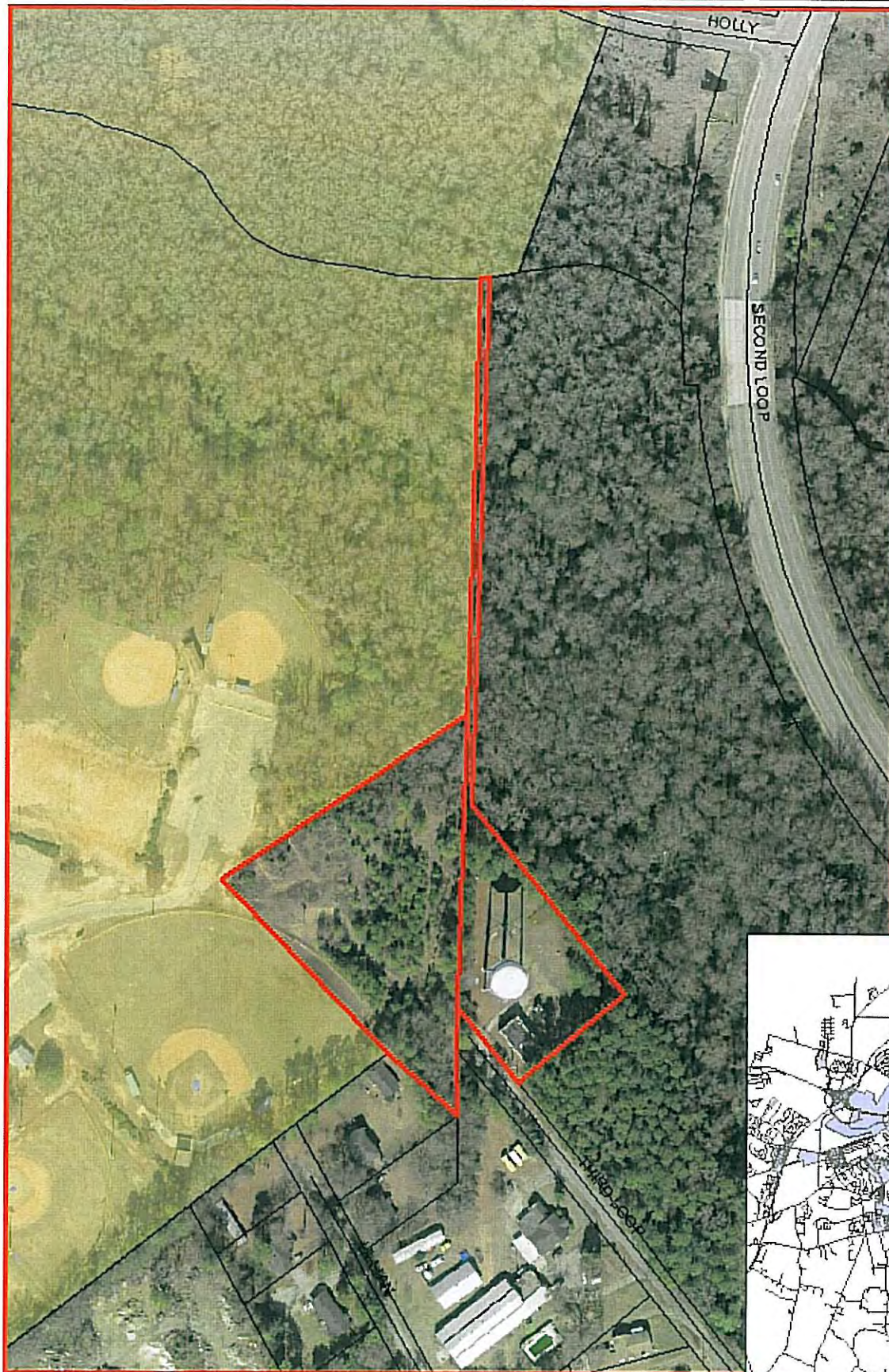


City Annexation Map 2 3.7 Acres





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90012-01-037
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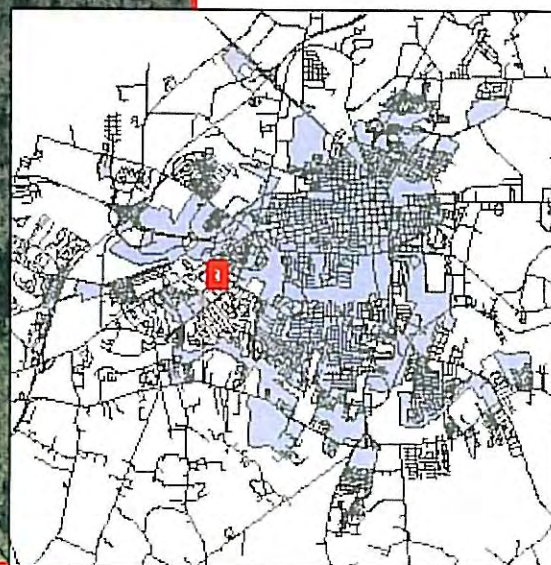


Legend

-  City Limits
-  Annexation Request

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Map 2 Zoning Districts



Urban Planning &
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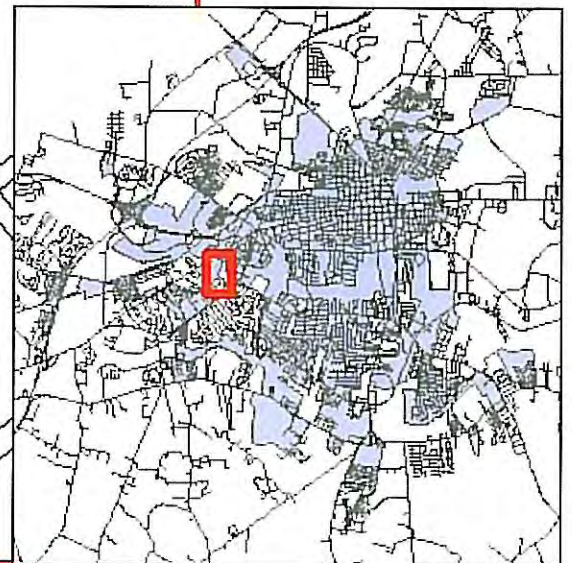


Legend

- City Limits
- Zoning Request
- R-1, SINGLE FAMILY, LARGE LOTS
- R-2, SINGLE FAMILY, MEDIUM LOTS
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- R-5, MULTI-FAMILY
- PD, PLANNED DEVELOPMENT
- B-1, LIMITED
- B-2, CONVENIENCE
- B-3, GENERAL
- B-4, CENTRAL
- B-5, OFFICE-LIGHT INDUSTRIAL
- B-6, INDUSTRIAL
- RU-1, COMMUNITY
- RU-2, RESOURCE
- UNZONED

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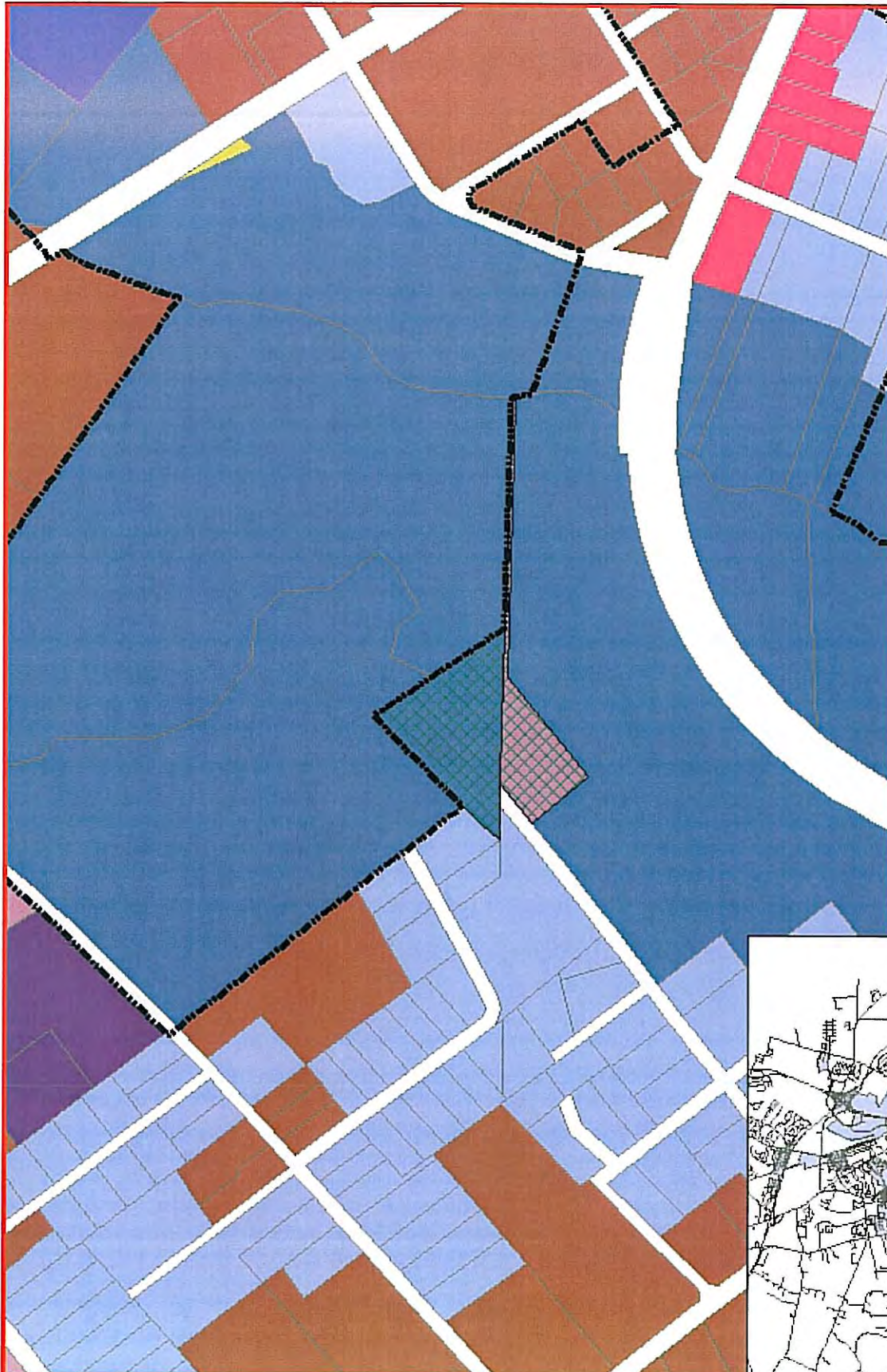
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Map 2 Future Land Use



Urban Planning &
Development Department



Legend

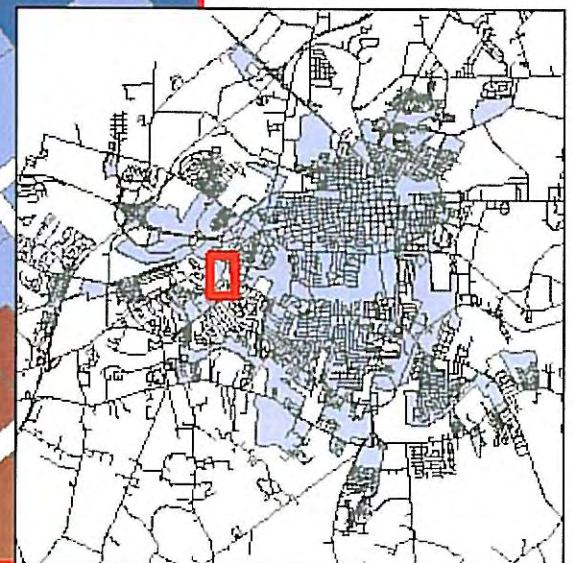
- City Limits
- Zoning Request
- ELU FLU 2011
- <all other values>

Future

- Business Parks
- Commercial Autourban
- Commercial Suburban
- Downtown
- Industrial
- Neighborhood Conservation
- Parks and Open Space
- Public and Institutional
- Residential Autourban
- Residential Estate
- Residential Suburban
- Residential Transition
- Residential Urban
- Rural

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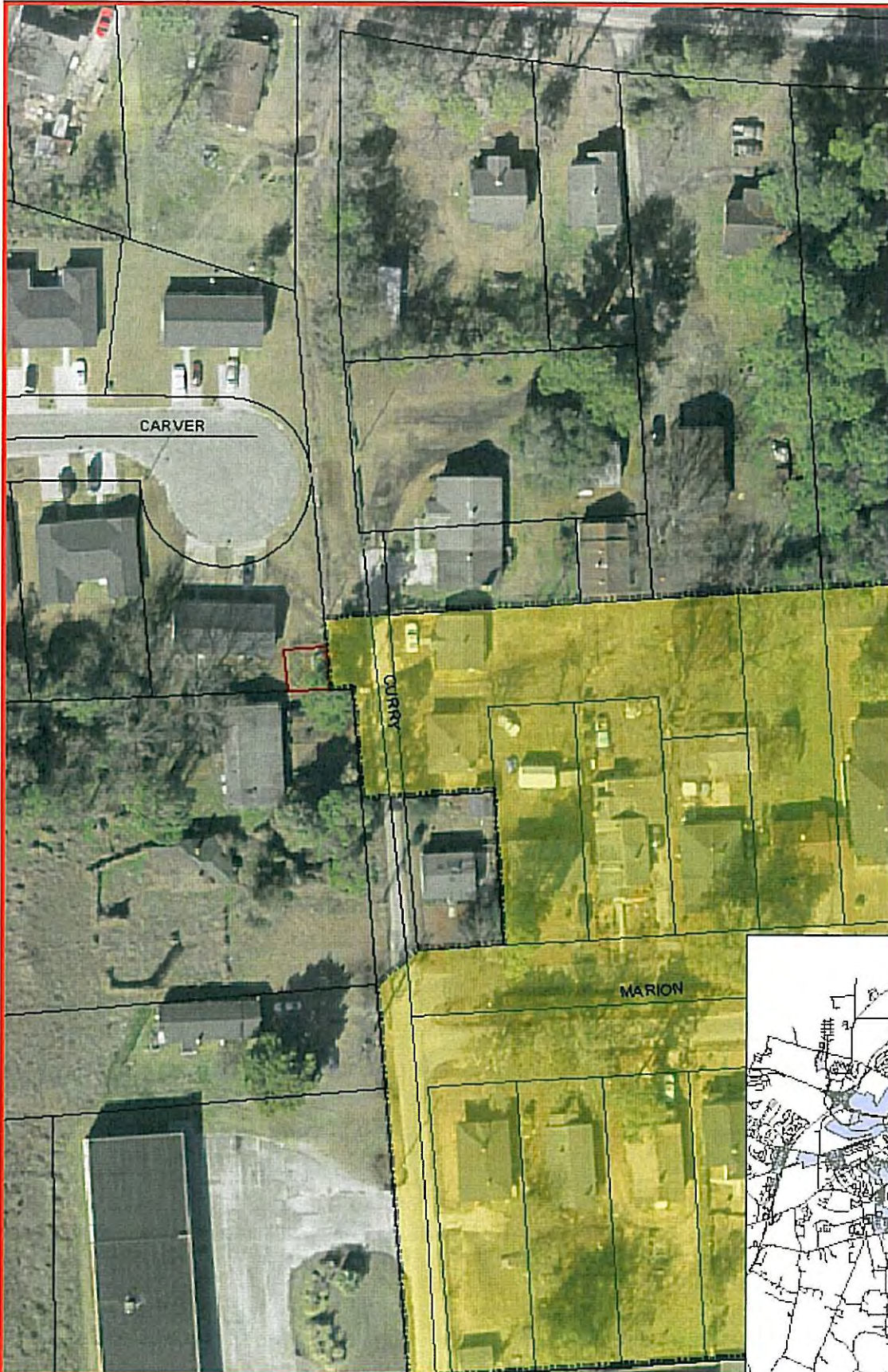


City Annexation Map 3 0.01 Acres



Urban Planning &
Development Department

90044-10-043

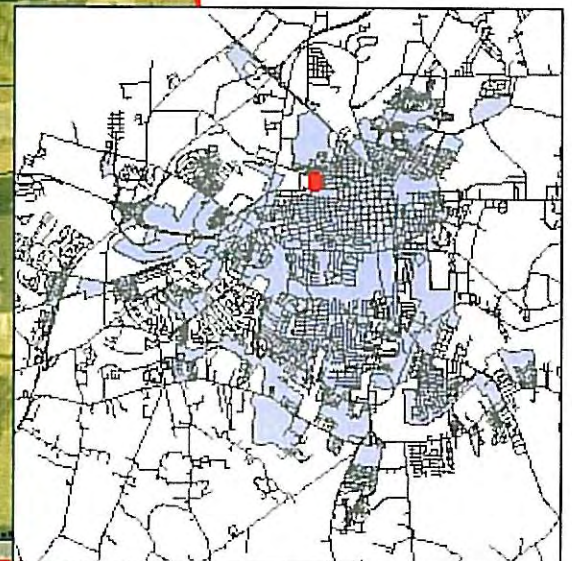


Legend

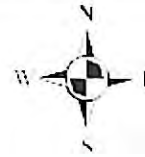
- City Limits
- Annexation Request

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Urban Planning & Development Department

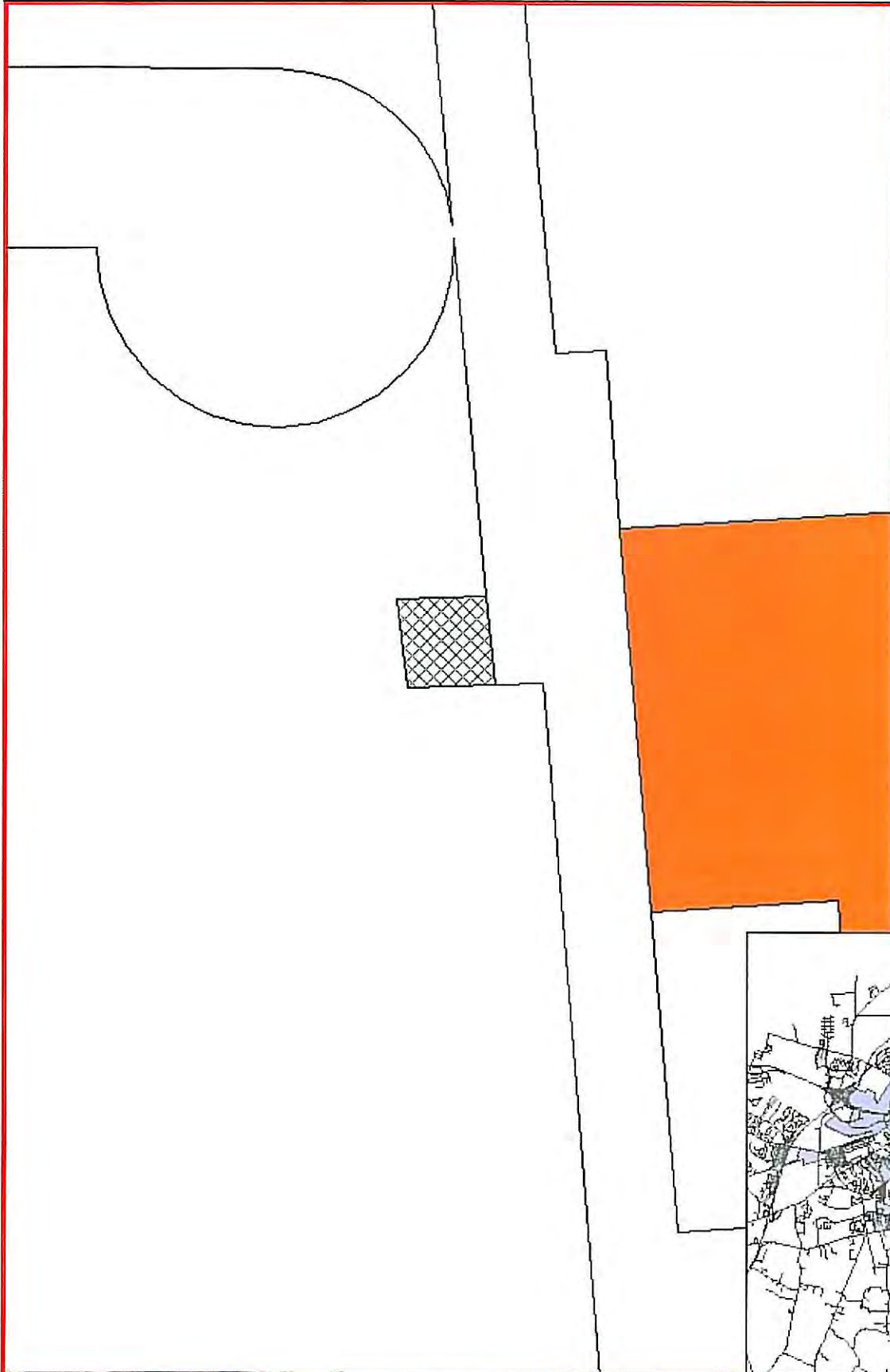
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Map 3 Zoning Districts



Urban Planning &
Development Department

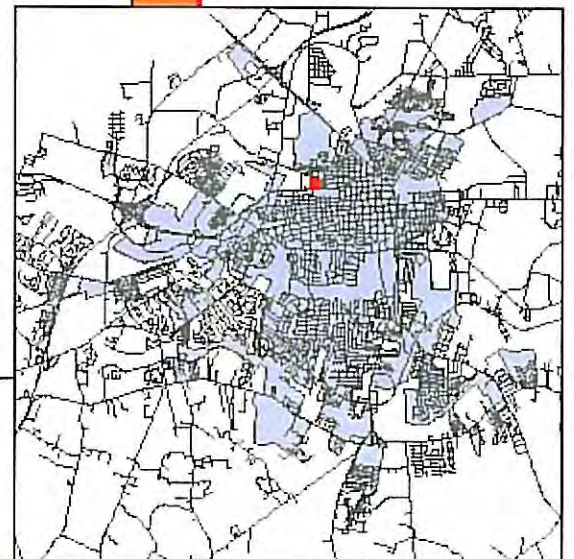


Legend

- R-1, SINGLE FAMILY, LARGE LOTS
- R-2, SINGLE FAMILY, MEDIUM LOTS
- R-3, SINGLE FAMILY, SMALL LOTS
- R-4, MULTI-FAMILY, LIMITED
- R-5, MULTI FAMILY
- PD, PLANNED DEVELOPMENT
- B-1, LIMITED
- B-2, CONVENIENCE
- B-3, GENERAL
- B-4, CENTRAL
- B-5, OFFICE-LIGHT INDUSTRIAL
- B-6, INDUSTRIAL
- RU-1, COMMUNITY
- RU-2, RESOURCE
- UNZONED

ORIGINAL PREPARATION
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Urban Planning & Development Department

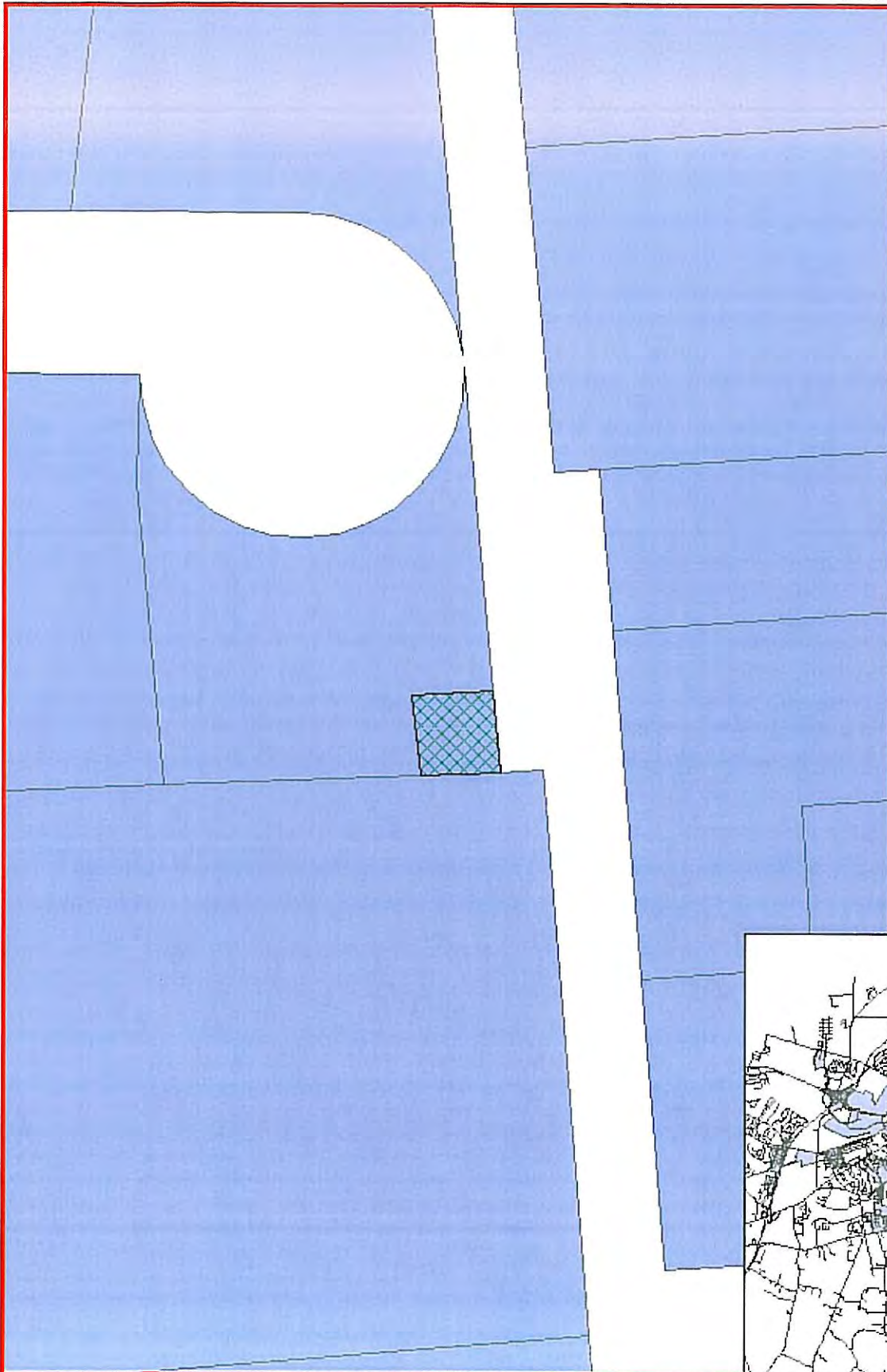
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Map 3 Future Land Use



Urban Planning & Development Department



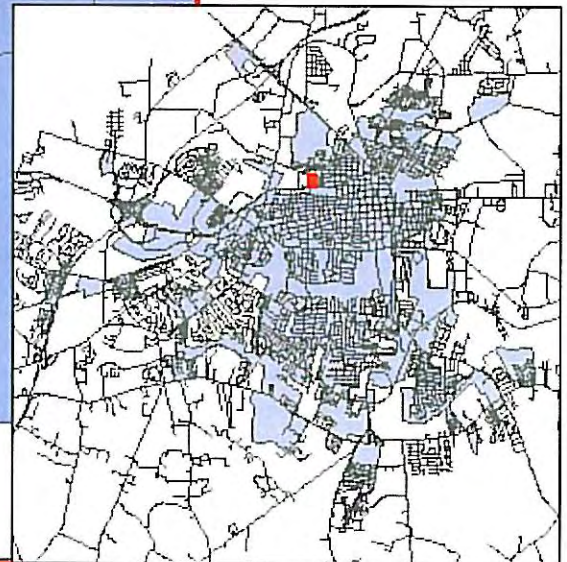
Legend
Future Land Use 2011

Future

- Business Parks
- Commercial Autourban
- Commercial Suburban
- Downtown
- Industrial
- Neighborhood Conservation
- Parks and Open Space
- Public and Institutional
- Residential Autourban
- Residential Estate
- Residential Suburban
- Residential Transition
- Residential Urban
- Rural

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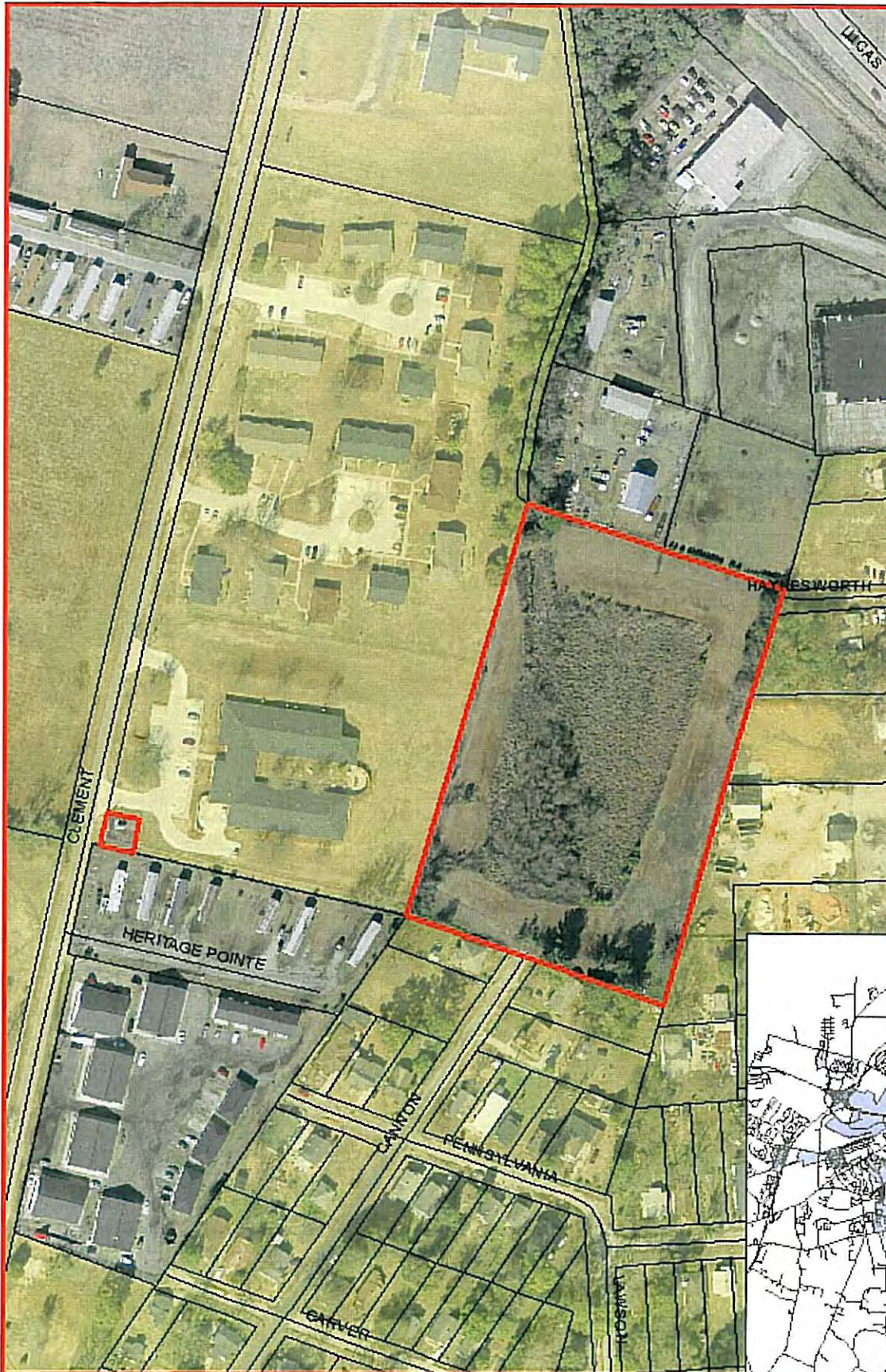


City Annexation Map 4 5.20 Acres



Urban Planning &
Development Department

00147-01-063
00147-01-068

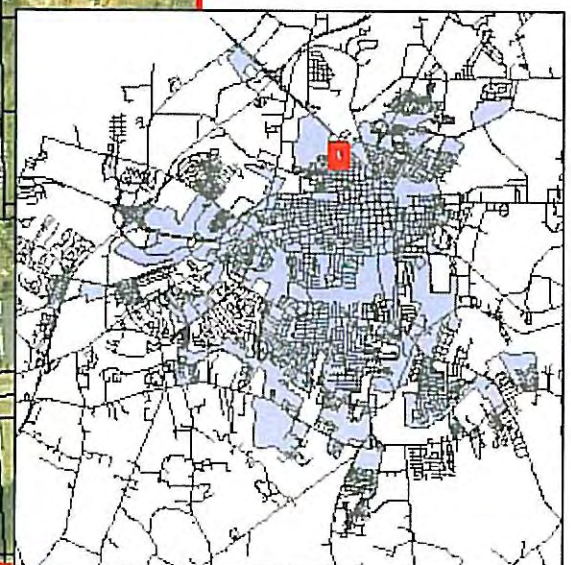


Legend

- City Limits
- Annexation Request

ORIGINAL PREPARATION
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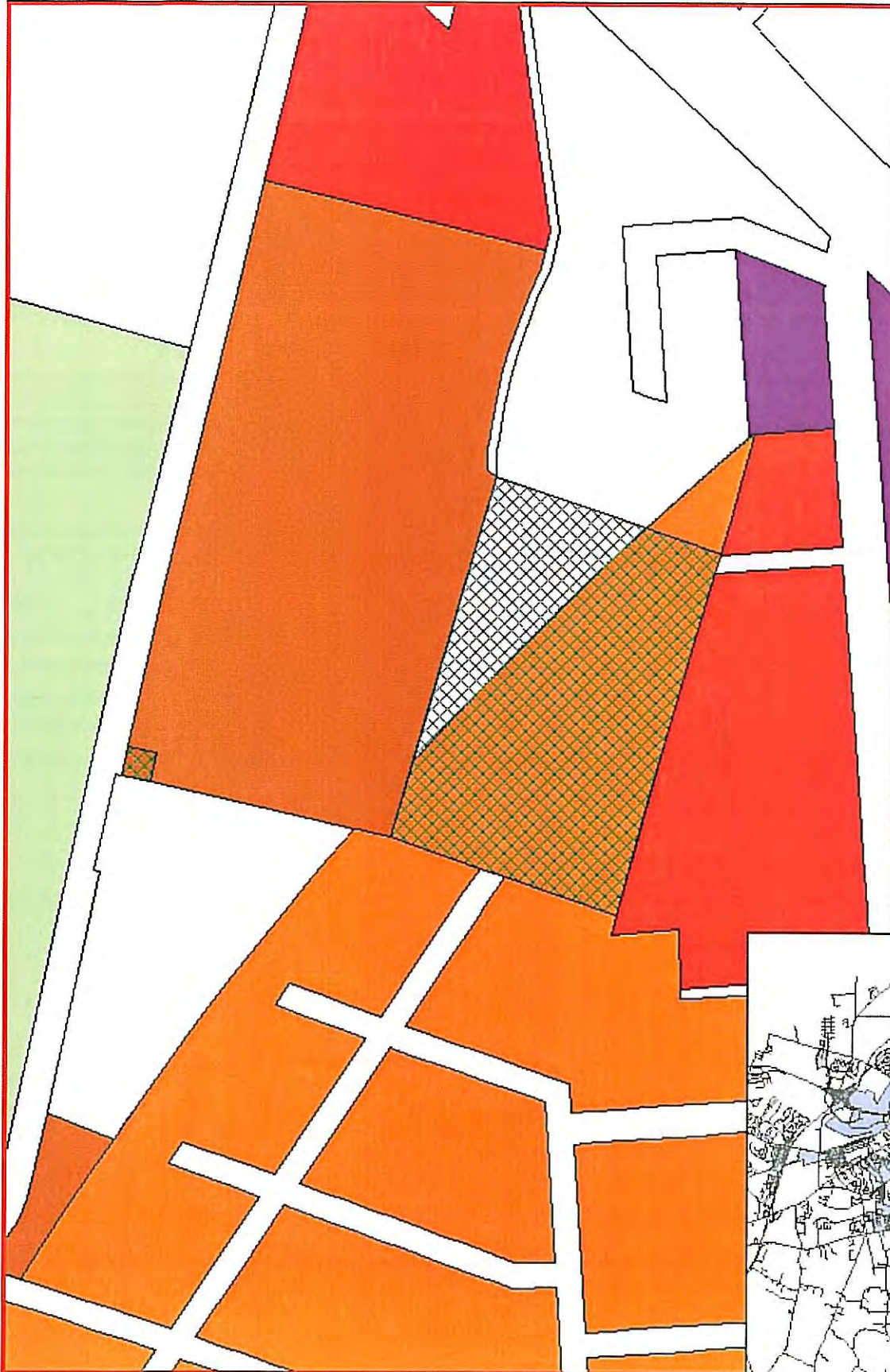
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Map 4 Zoning Districts



Urban Planning &
Development Department

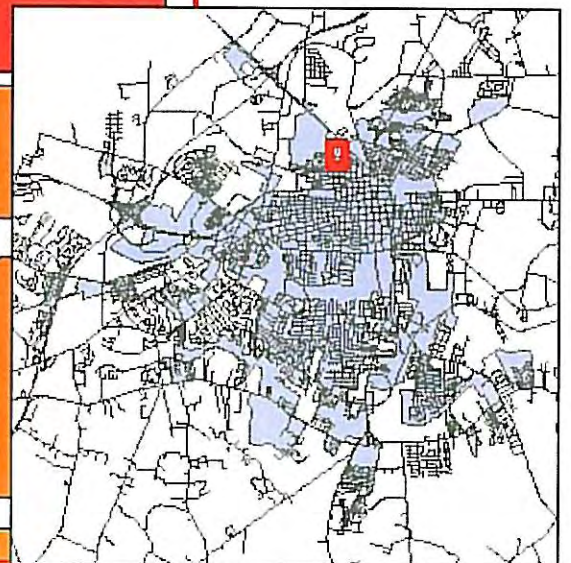


Legend

- R-1, SINGLE FAMILY, LARGE LOTS
- R-2, SINGLE FAMILY, MEDIUM LOTS
- R-3, SINGLE FAMILY, SMALL LOTS
- R-4, MULTI-FAMILY, LIMITED
- R-5, MULTI FAMILY
- PD, PLANNED DEVELOPMENT
- B-1, LIMITED
- B-2, CONVENIENCE
- B-3, GENERAL
- B-4, CENTRAL
- B-5, OFFICE-LIGHT INDUSTRIAL
- B-6, INDUSTRIAL
- RU-1, COMMUNITY
- RU-2, RESOURCE
- UNZONED

ORIGINAL PREPARATION
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City of Florence
Urban Planning & Development Department

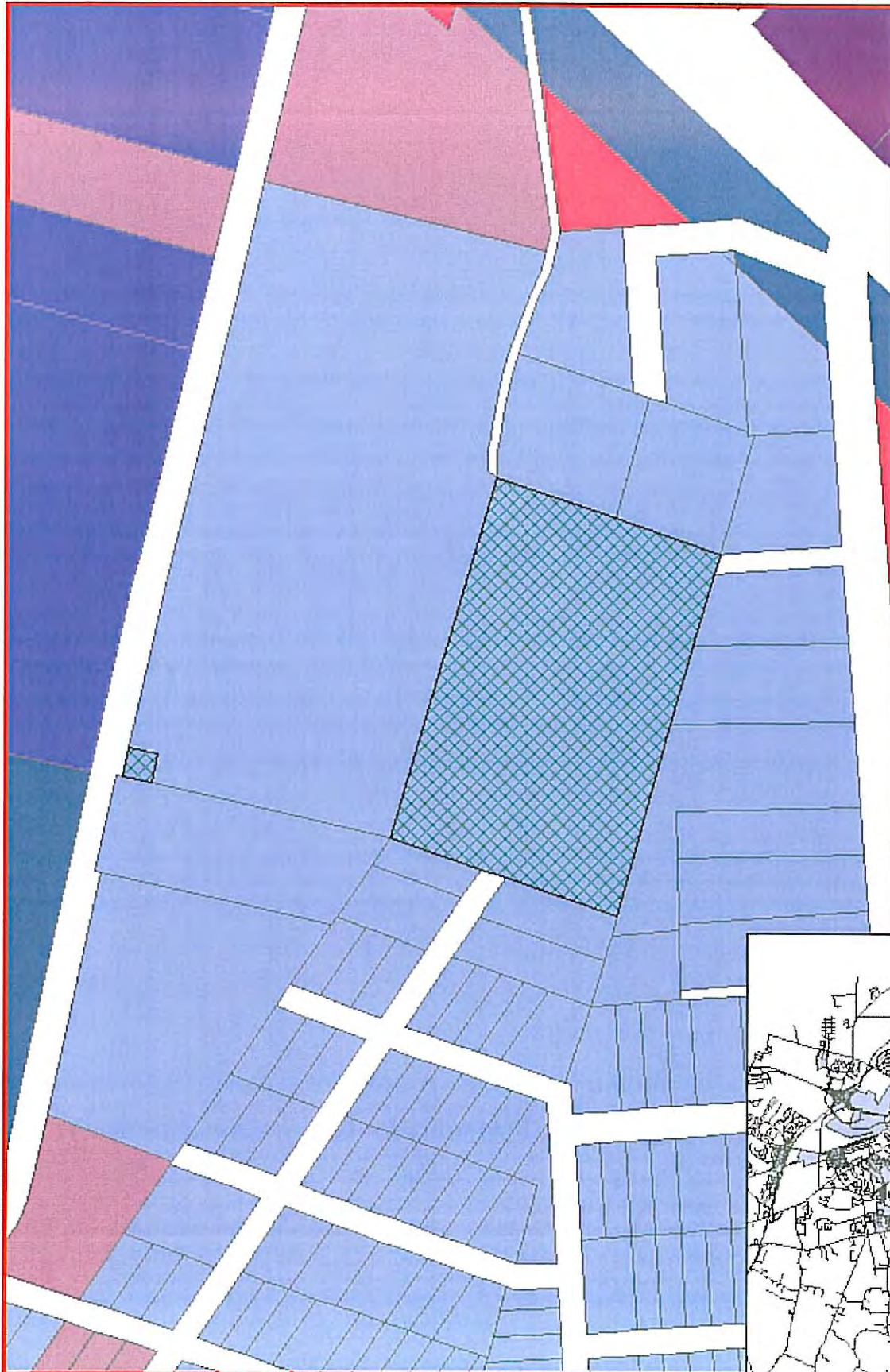
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Map 4 Future Land Use



Urban Planning &
Development Department



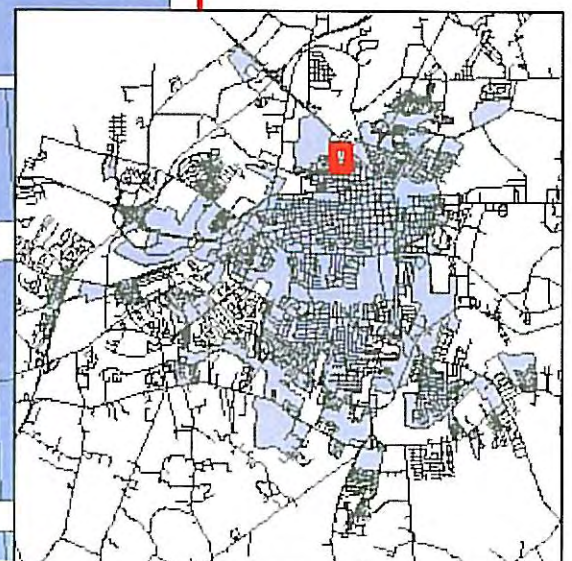
Legend
Future Land Use 2011

Future

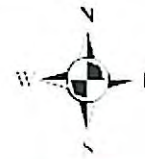
- Business Parks
- Commercial Autourban
- Commercial Suburban
- Downtown
- Industrial
- Neighborhood Conservation
- Parks and Open Space
- Public and Institutional
- Residential Autourban
- Residential Estate
- Residential Suburban
- Residential Transition
- Residential Urban
- Rural

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Urban Planning & Development Department

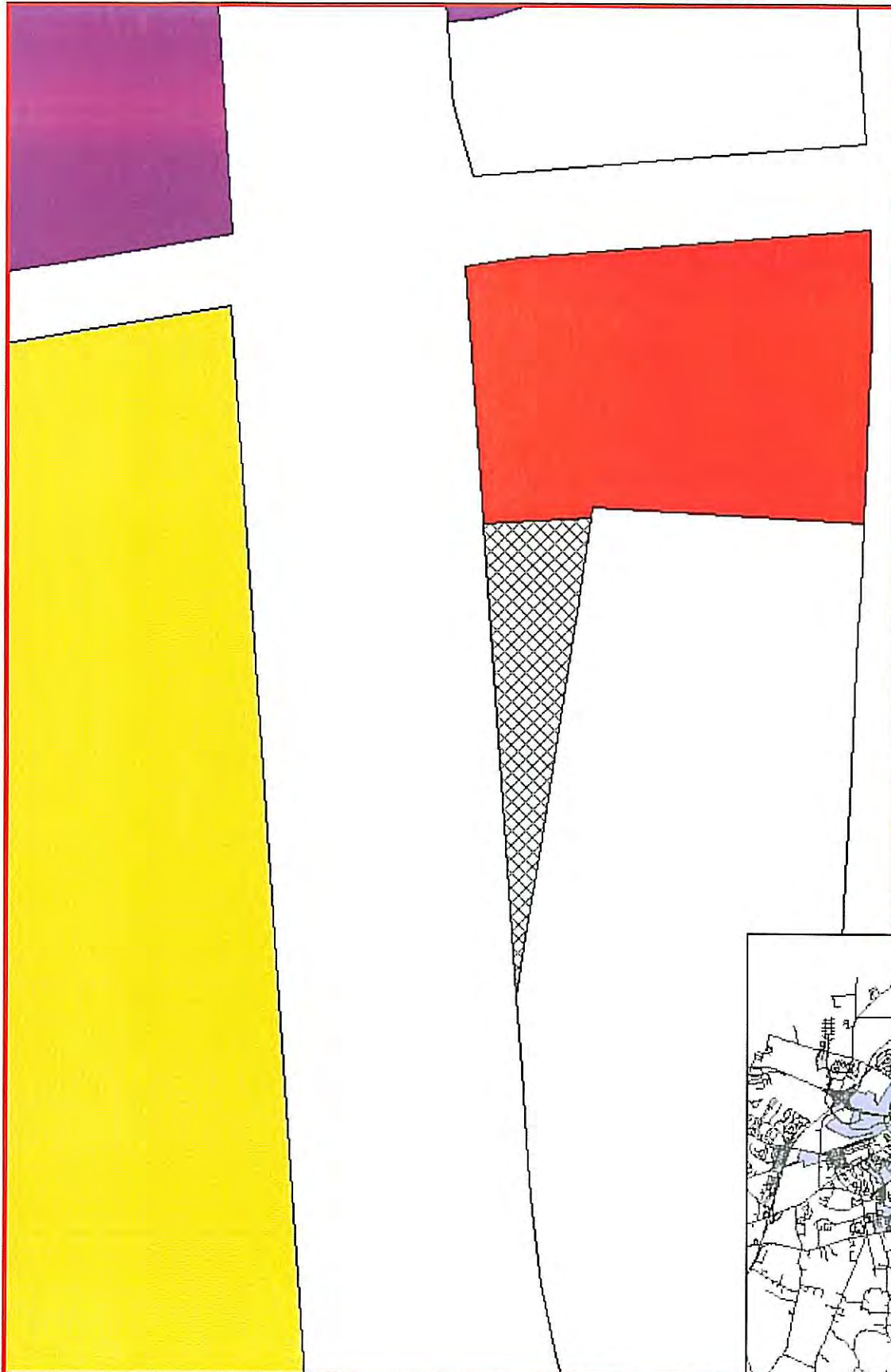
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Map 5 Zoning District



Urban Planning &
Development Department

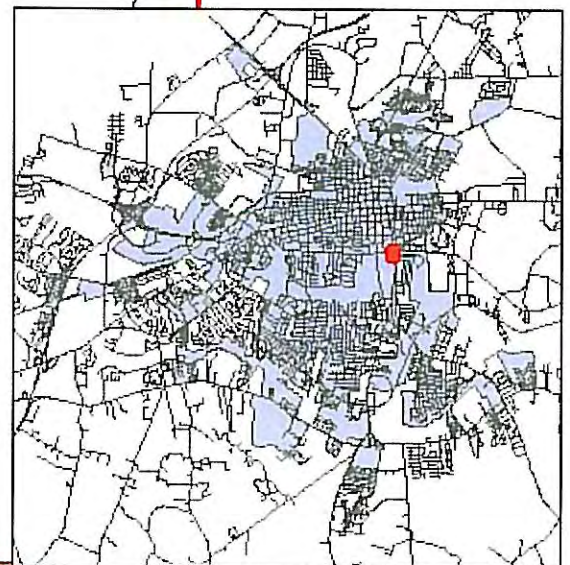


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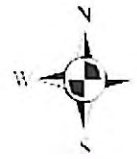
- R-1, SINGLE FAMILY, LARGE LOTS
- R-2, SINGLE FAMILY, MEDIUM LOTS
- R-3, SINGLE FAMILY, SMALL LOTS
- R-4, MULTI-FAMILY, LIMITED
- R-5, MULTI FAMILY
- PD, PLANNED DEVELOPMENT
- B-1, LIMITED
- B-2, CONVENIENCE
- B-3, GENERAL
- B-4, CENTRAL
- B-5, OFFICE-LIGHT INDUSTRIAL
- B-6, INDUSTRIAL
- RU-1, COMMUNITY
- RU-2, RESOURCE
- UNZONED

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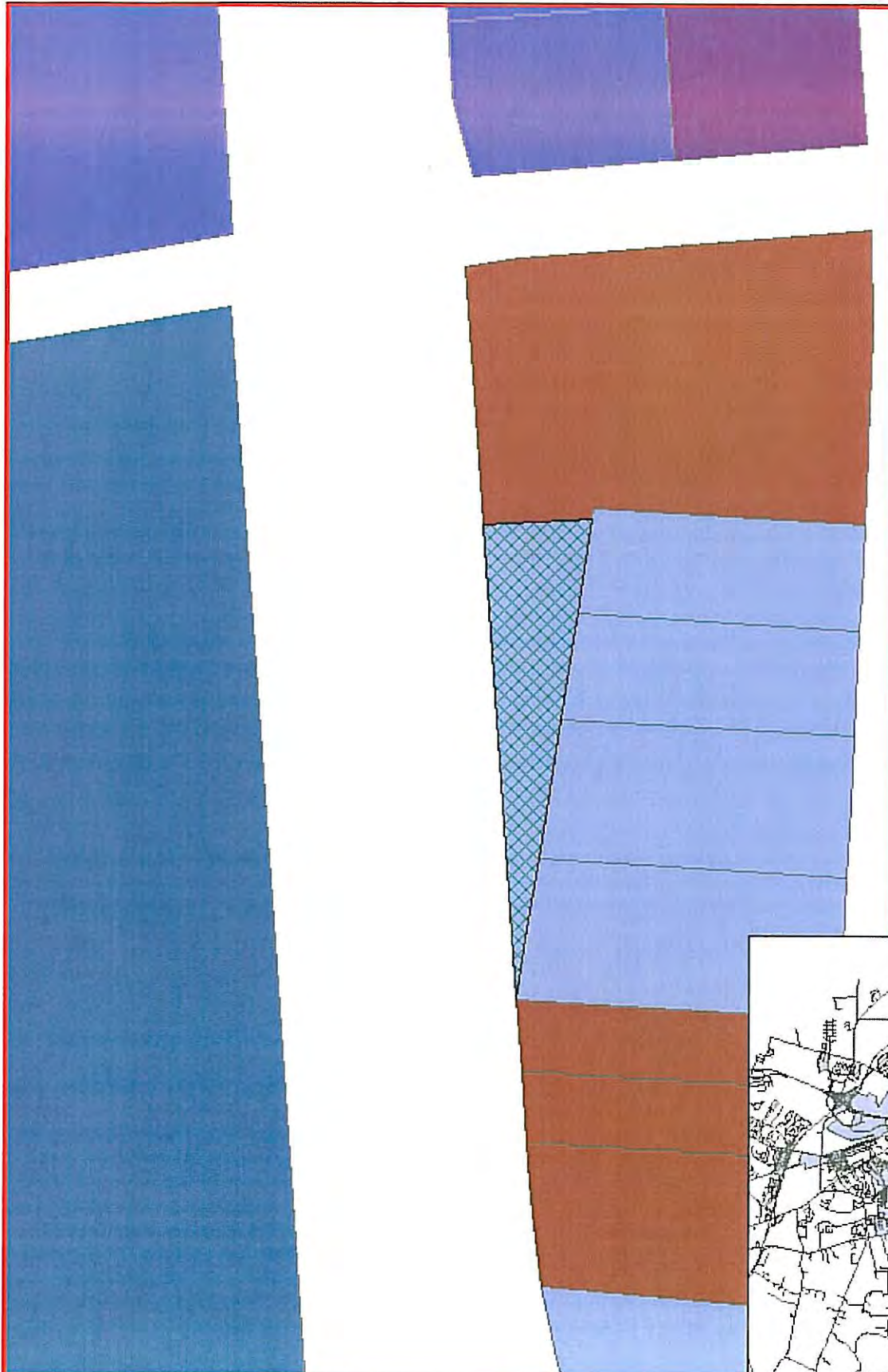
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Map 5 Future Land Use



Urban Planning &
Development Department



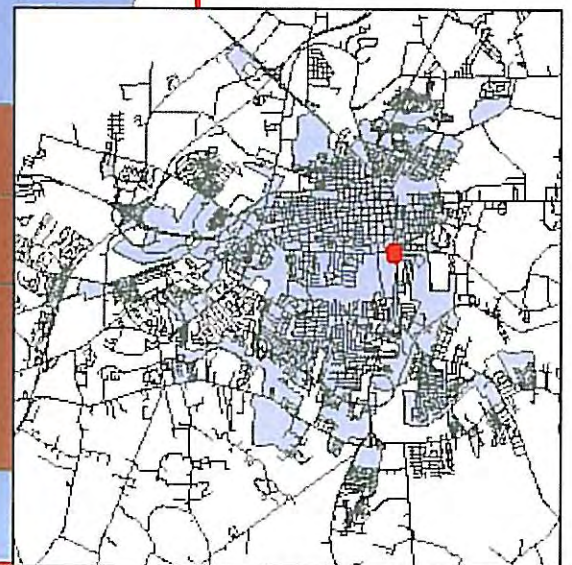
Legend
Future Land Use 2011

Future

- Business Parks
- Commercial Autourban
- Commercial Suburban
- Downtown
- Industrial
- Neighborhood Conservation
- Parks and Open Space
- Public and Institutional
- Residential Autourban
- Residential Estate
- Residential Suburban
- Residential Transition
- Residential Urban
- Rural

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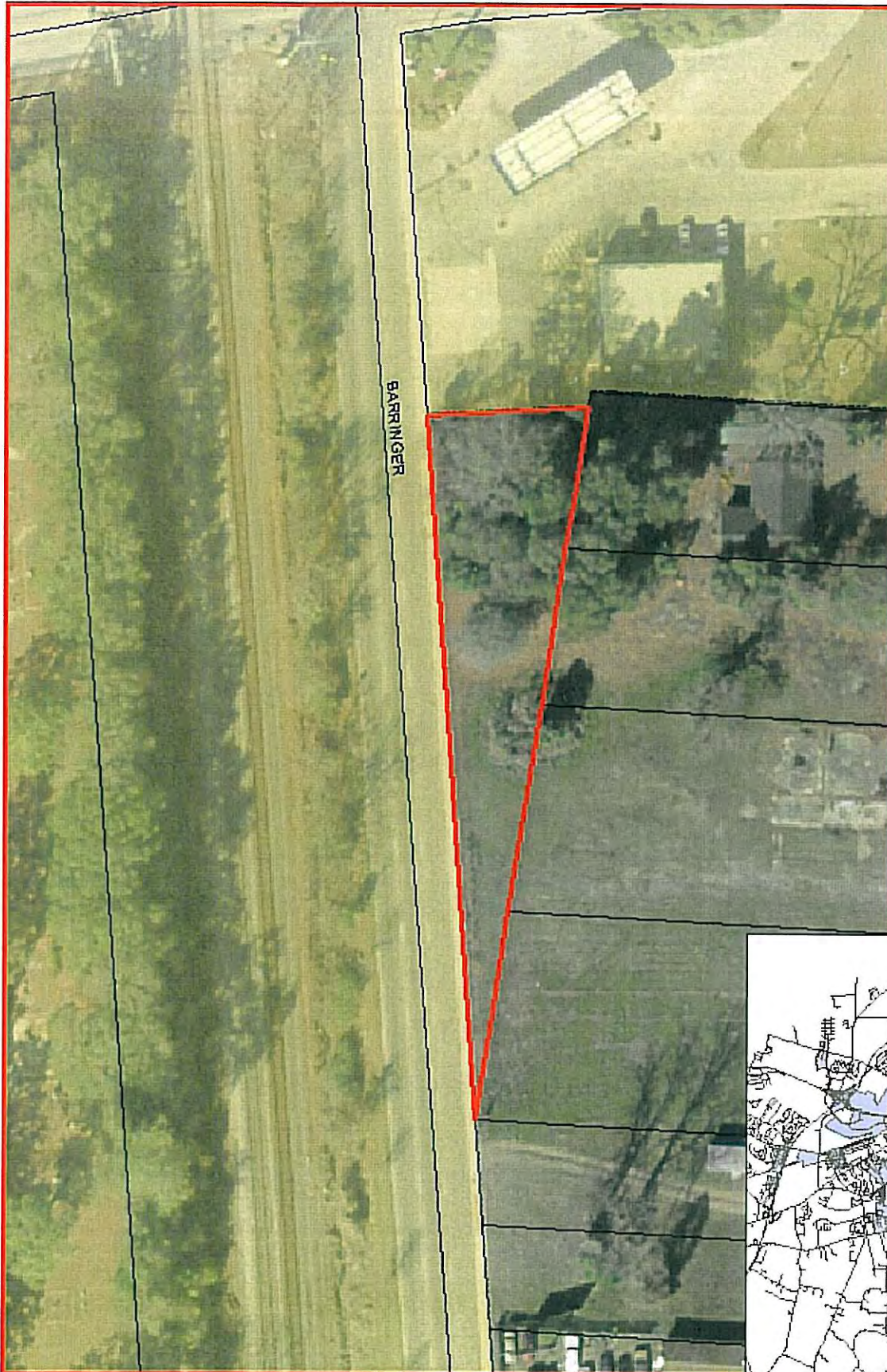


City Annexation Map 5 0.30 Acres



Urban Planning &
Development Department

90105-01-017

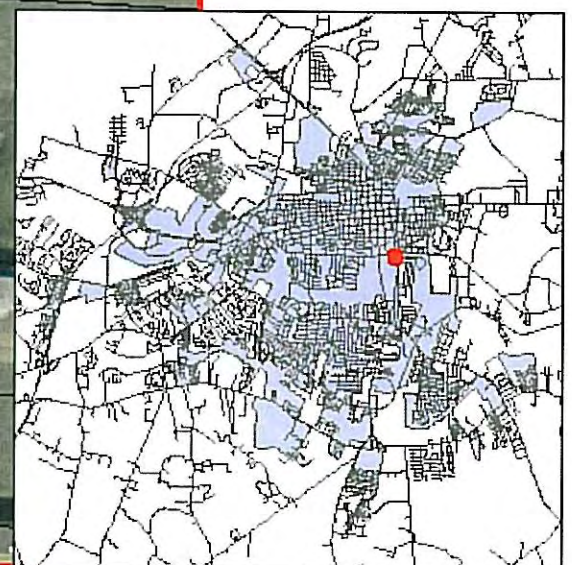


Legend

- City Limits
- Annexation Request

ORIGINAL PREPARATION
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Urban Planning & Development Department

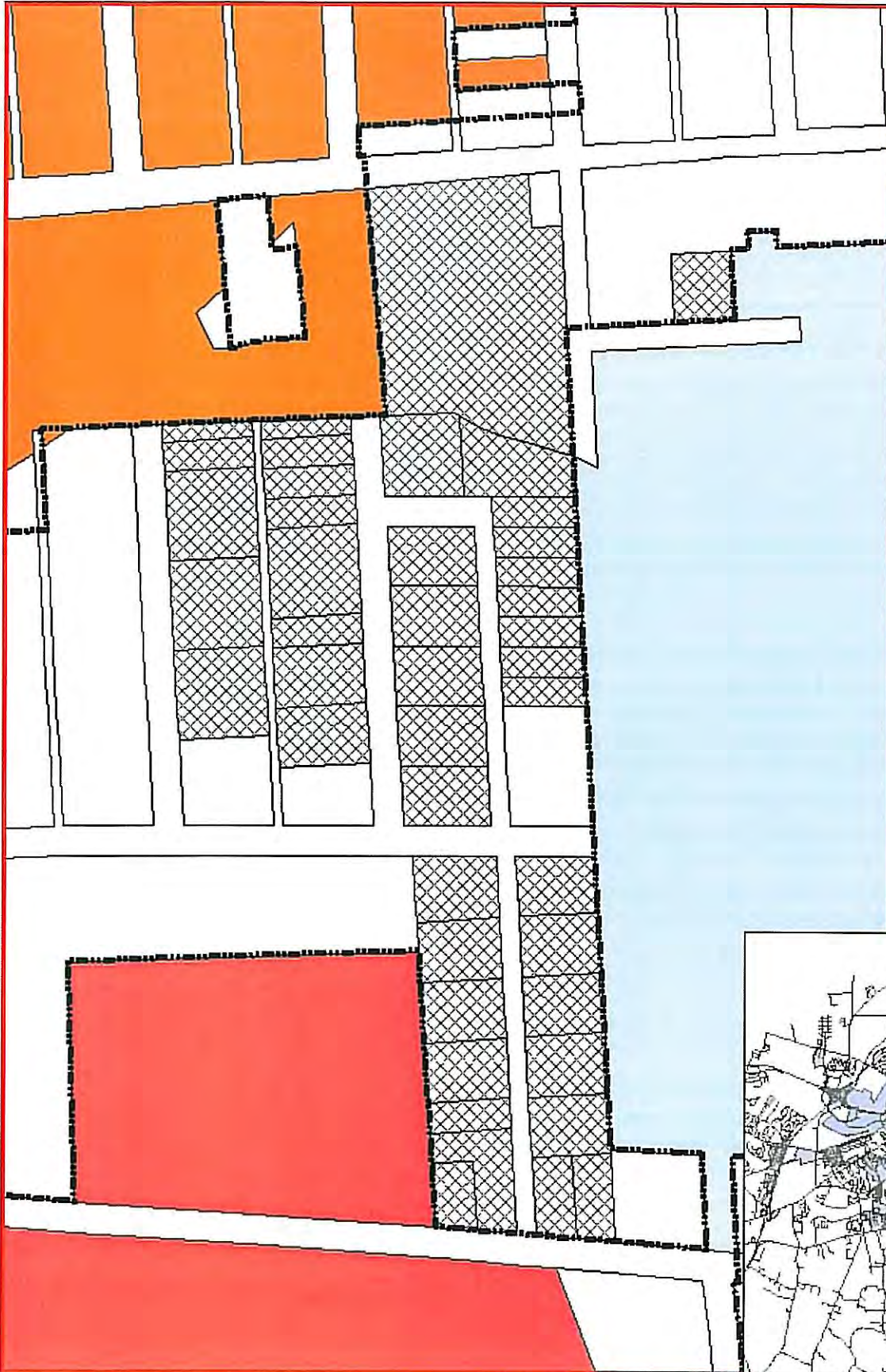
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Map 6 Zoning



Urban Planning &
Development Department

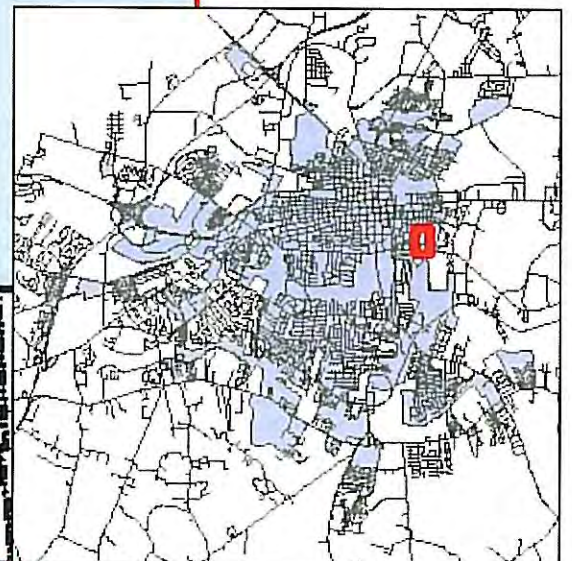


Legend

- City Limits
- R-1, SINGLE FAMILY, LARGE LOTS
- R-2, SINGLE FAMILY, MEDIUM LOTS
- R-3, SINGLE FAMILY, SMALL LOTS
- R-4, MULTI-FAMILY, LIMITED
- R-5, MULTI FAMILY
- PD, PLANNED DEVELOPMENT
- B-1, LIMITED
- B-2, CONVENIENCE
- B-3, GENERAL
- B-4, CENTRAL
- B-5, OFFICE-LIGHT INDUSTRIAL
- B-6, INDUSTRIAL
- RU-1, COMMUNITY
- RU-2, RESOURCE
- UNZONED
- Zoning Request

ORIGINAL PREPARATION
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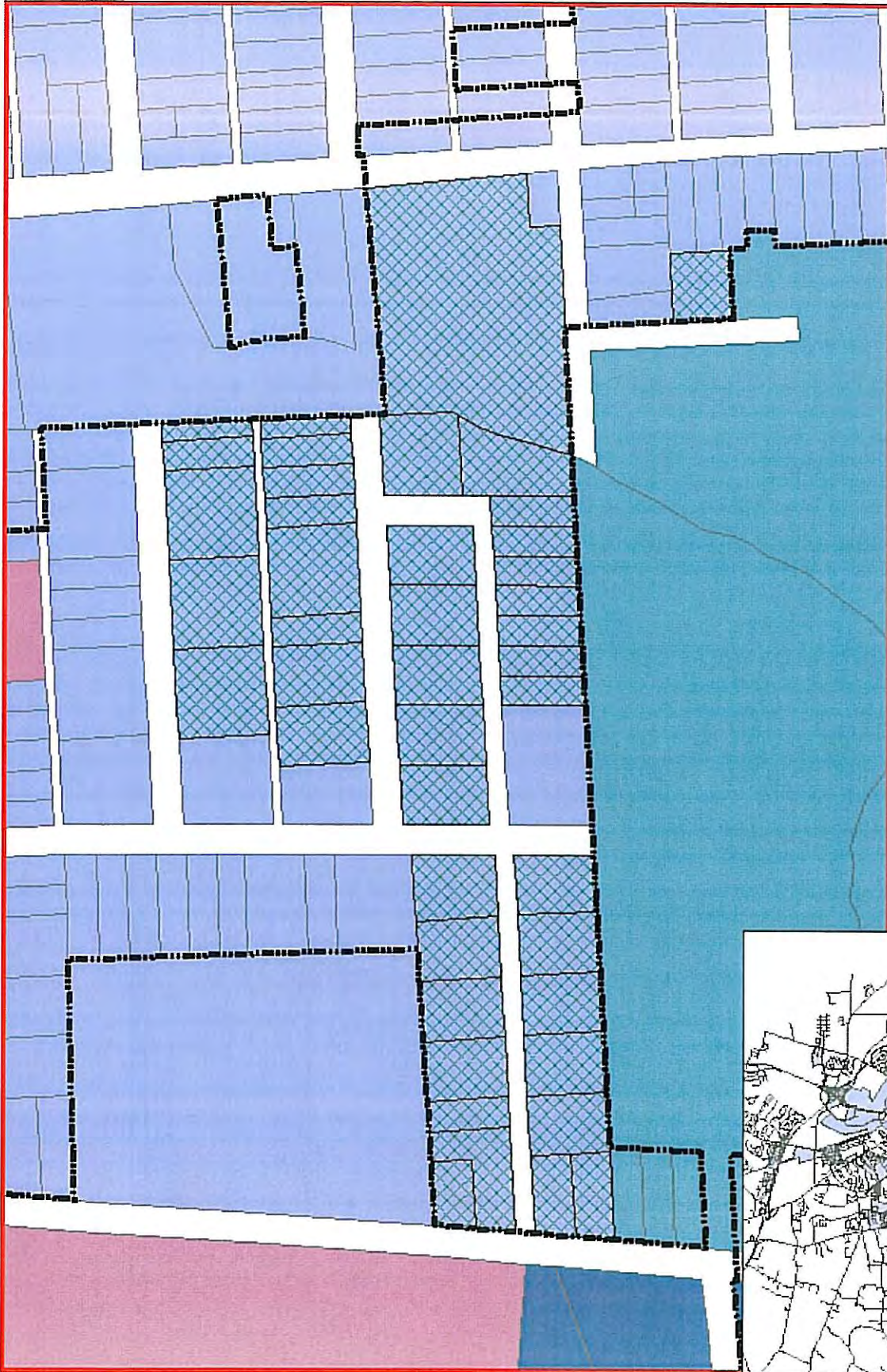
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Map 6 Future Land Use



Urban Planning & Development Department

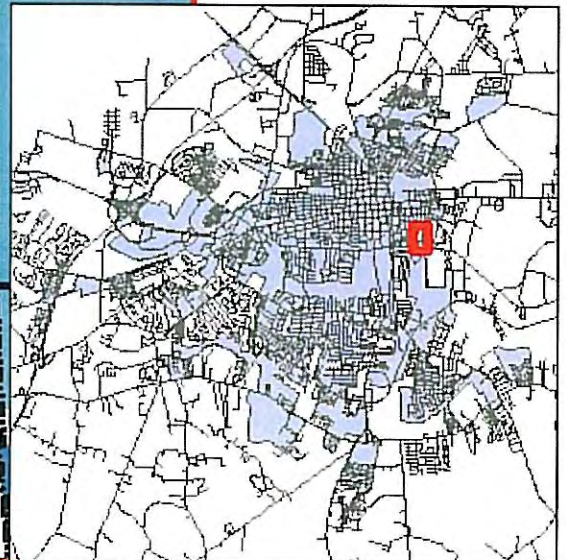


Legend
 City Limits
 Future Land Use 2011

- Future**
- Business Parks
 - Commercial Autourban
 - Commercial Suburban
 - Downtown
 - Industrial
 - Neighborhood Conservation
 - Parks and Open Space
 - Public and Institutional
 - Residential Autourban
 - Residential Estate
 - Residential Suburban
 - Residential Transition
 - Residential Urban
 - Rural
 - Zoning Request

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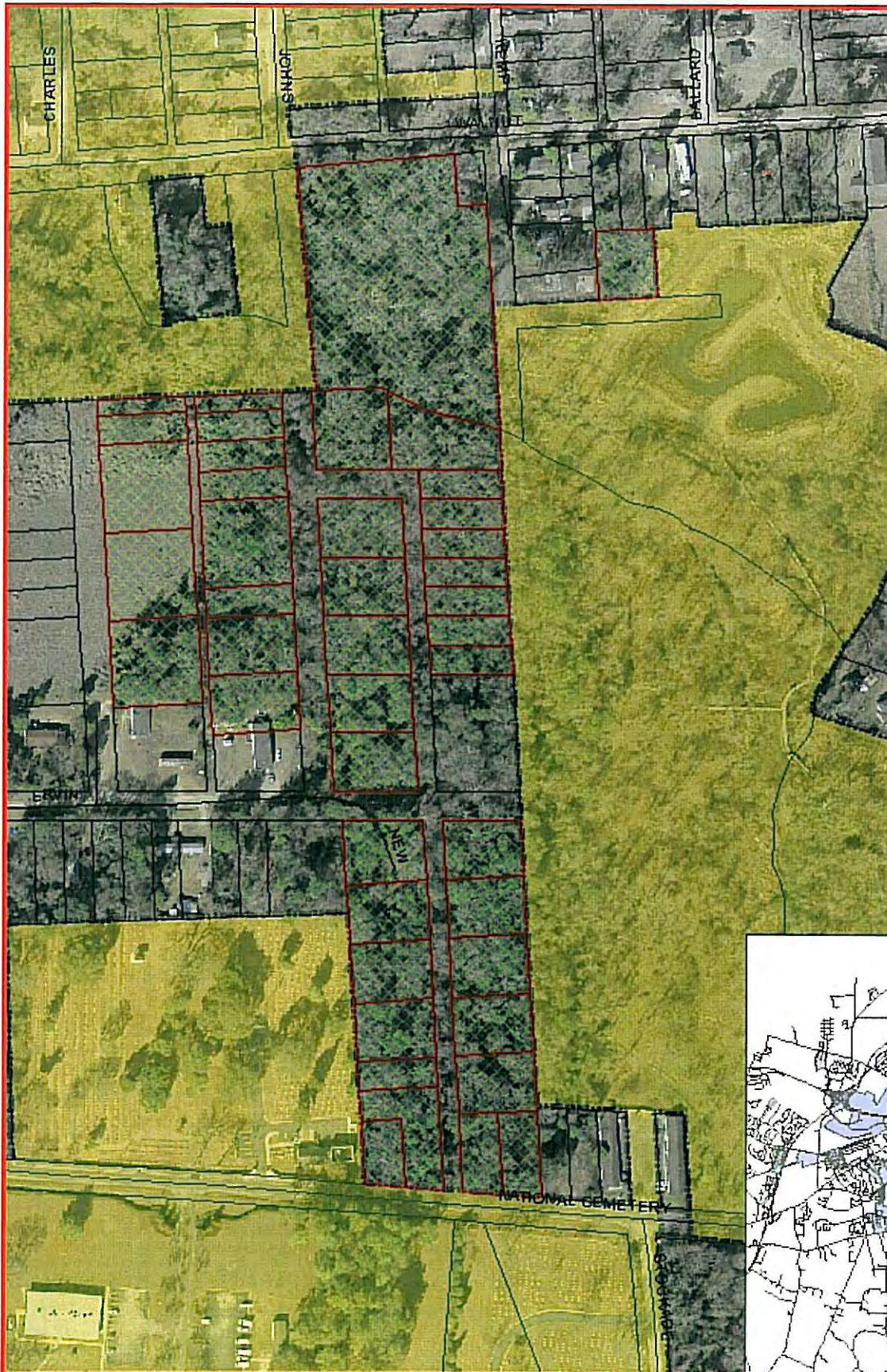
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City Annexation Map 6



Urban Planning &
Development Department



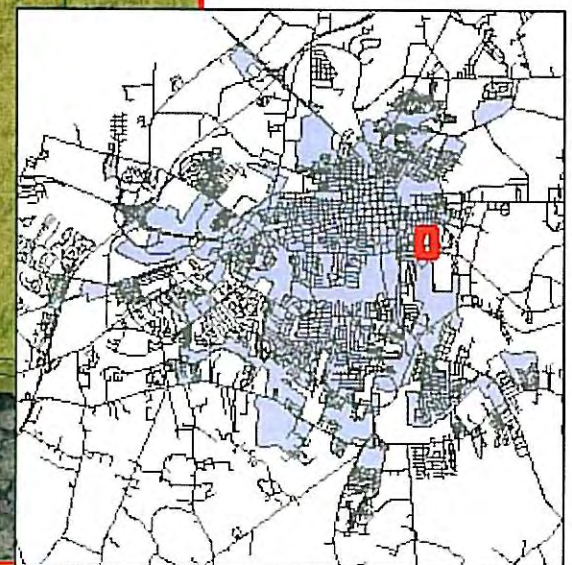
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- 90119-04-001, 90119-04-002
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- 90119-04-009, 90119-04-010
- 90119-04-011, 90119-04-012
- 90119-04-013, 90119-04-014
- 90119-04-015, 90119-05-001
- 90119-05-002, 90119-05-003
- 90119-05-004, 90119-05-005
- 90119-06-001, 90119-06-002
- 90119-06-003, 90119-06-004
- 90119-06-005, 90119-06-006
- 90119-06-007, 90119-06-008
- 90119-06-009, 90119-07-002
- 90119-07-003, 90119-07-004
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- 90119-07-007, 90119-07-008
- 90119-08-001, 90119-08-002
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- 90119-08-005, 90119-08-006
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Legend

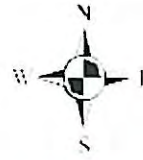
- Zoning Request
- City Limits

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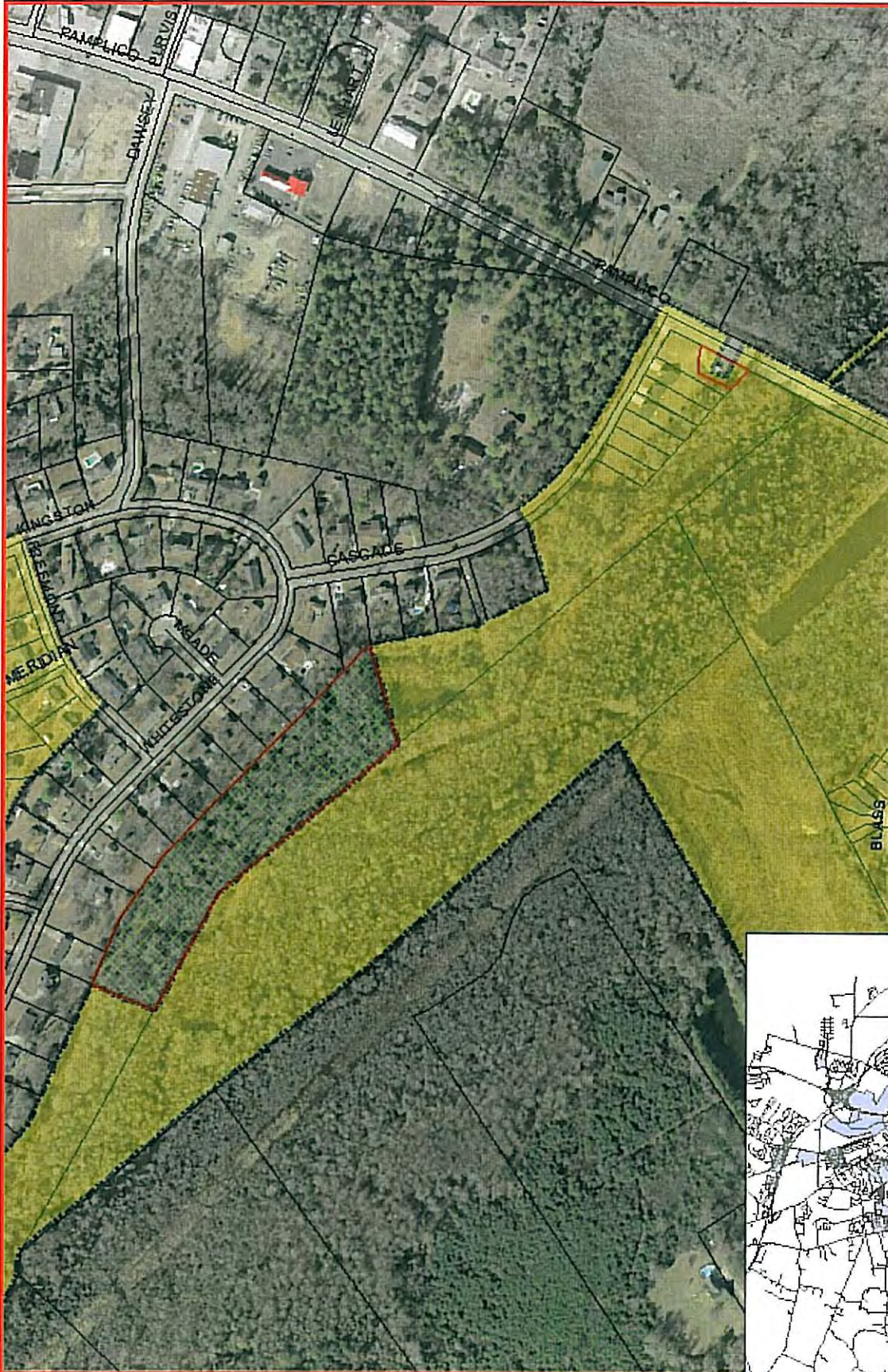


City Annexation Map 7



Urban Planning &
Development Department

00180-01-034
00180-01-145

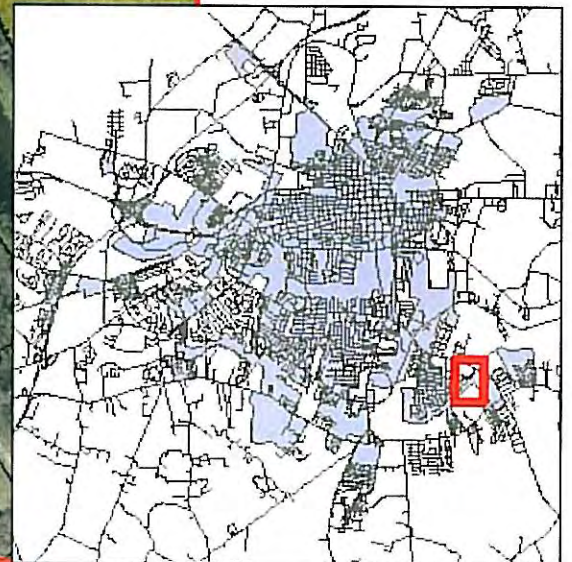


Legend

- Zoning Request
- City Limits

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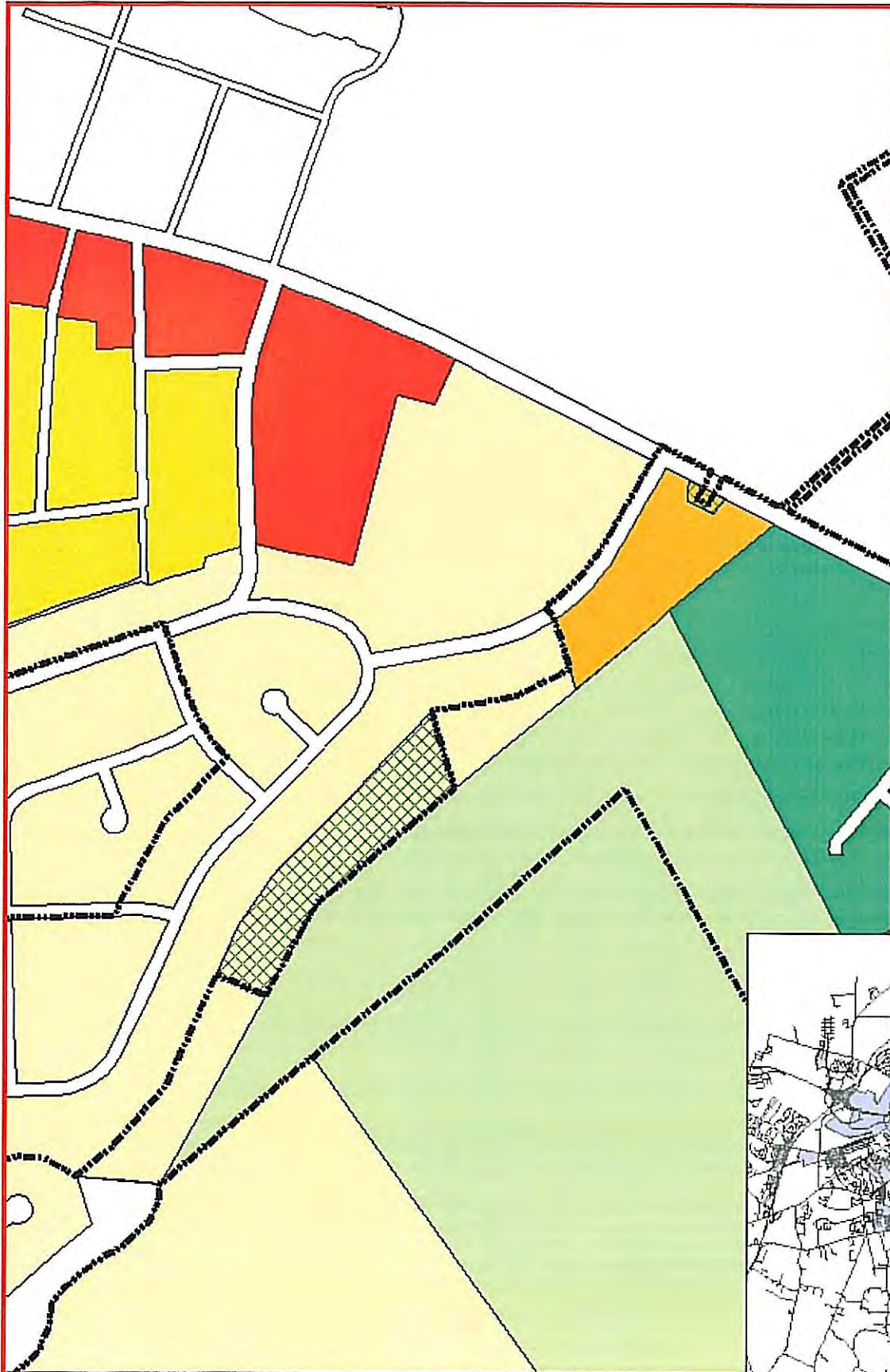
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Map 7 Zoning District



Urban Planning &
Development Department

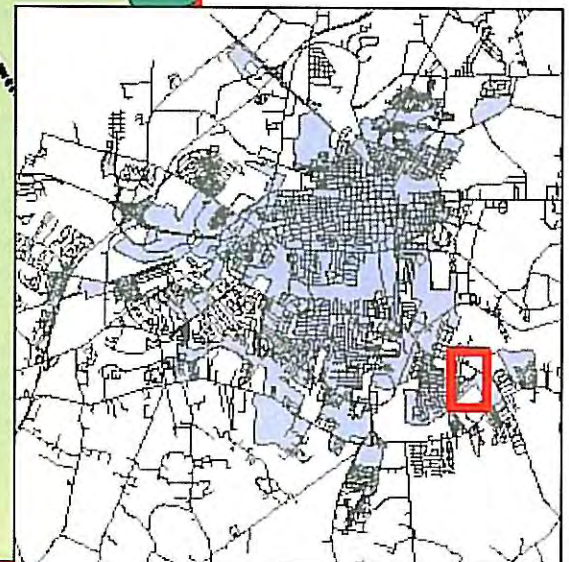


Legend

- City Limits
- R-1, SINGLE FAMILY, LARGE LOTS
- R-2, SINGLE FAMILY, MEDIUM LOTS
- R-3, SINGLE FAMILY, SMALL LOTS
- R-4, MULTI-FAMILY, LIMITED
- R-5, MULTI FAMILY
- PD, PLANNED DEVELOPMENT
- B-1, LIMITED
- B-2, CONVENIENCE
- B-3, GENERAL
- B-4, CENTRAL
- B-5, OFFICE-LIGHT INDUSTRIAL
- B-6, INDUSTRIAL
- RU-1, COMMUNITY
- RU-2, RESOURCE
- UNZONED
- Zoning Request

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Urban Planning & Development Department

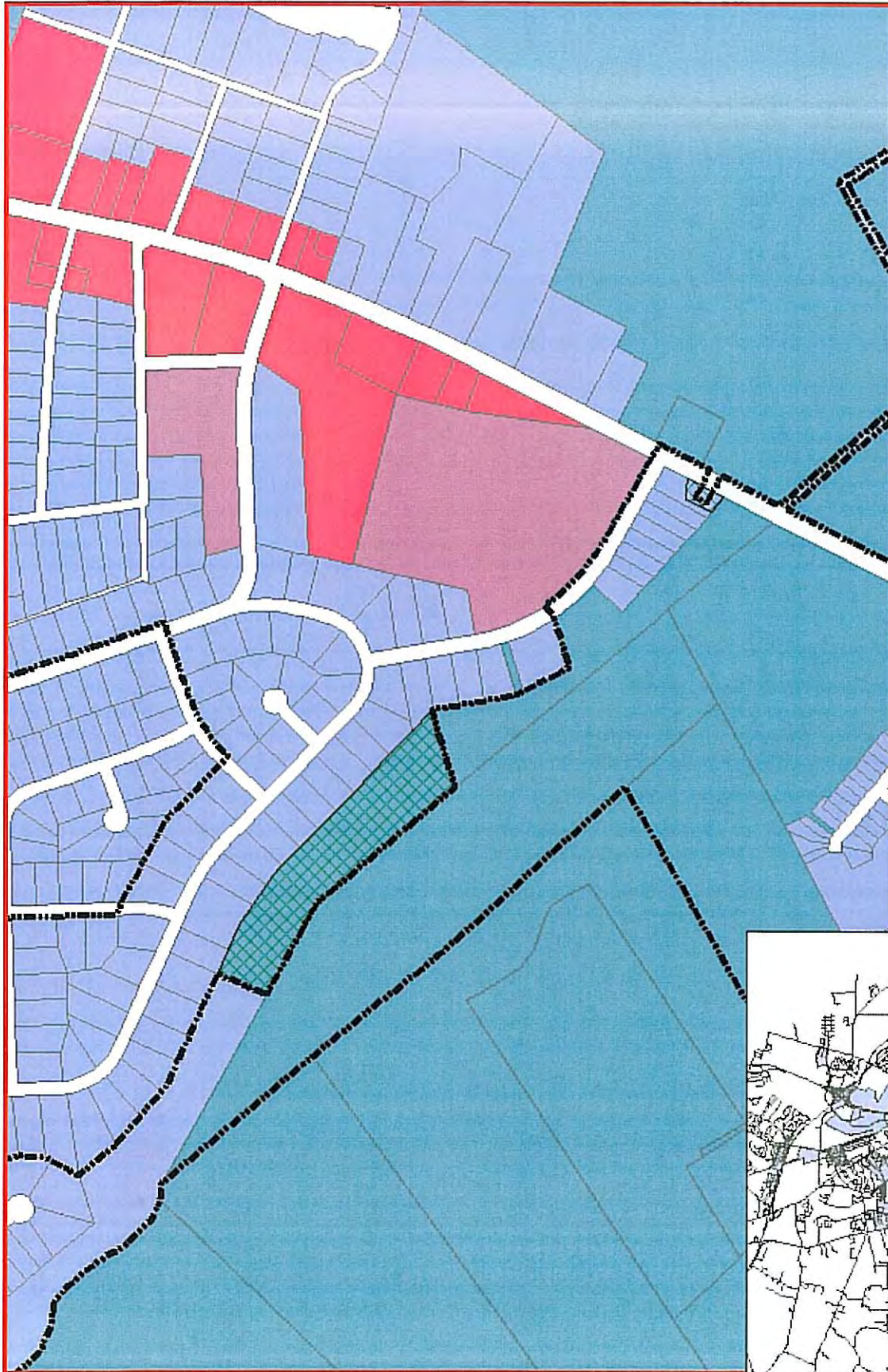
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Map 7 Future Land Use



Urban Planning &
Development Department



Legend

City Limits
Future Land Use 2011

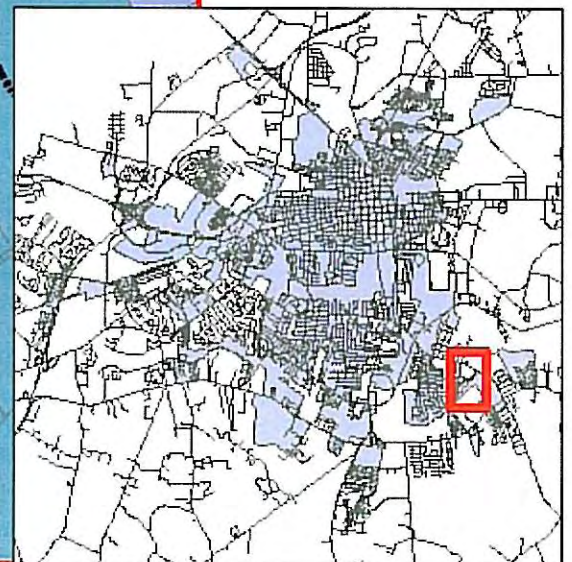
Future

- Business Parks
- Commercial Autourban
- Commercial Suburban
- Downtown
- Industrial
- Neighborhood Conservation
- Parks and Open Space
- Public and Institutional
- Residential Autourban
- Residential Estate
- Residential Suburban
- Residential Transition
- Residential Urban
- Rural
- Zoning Request

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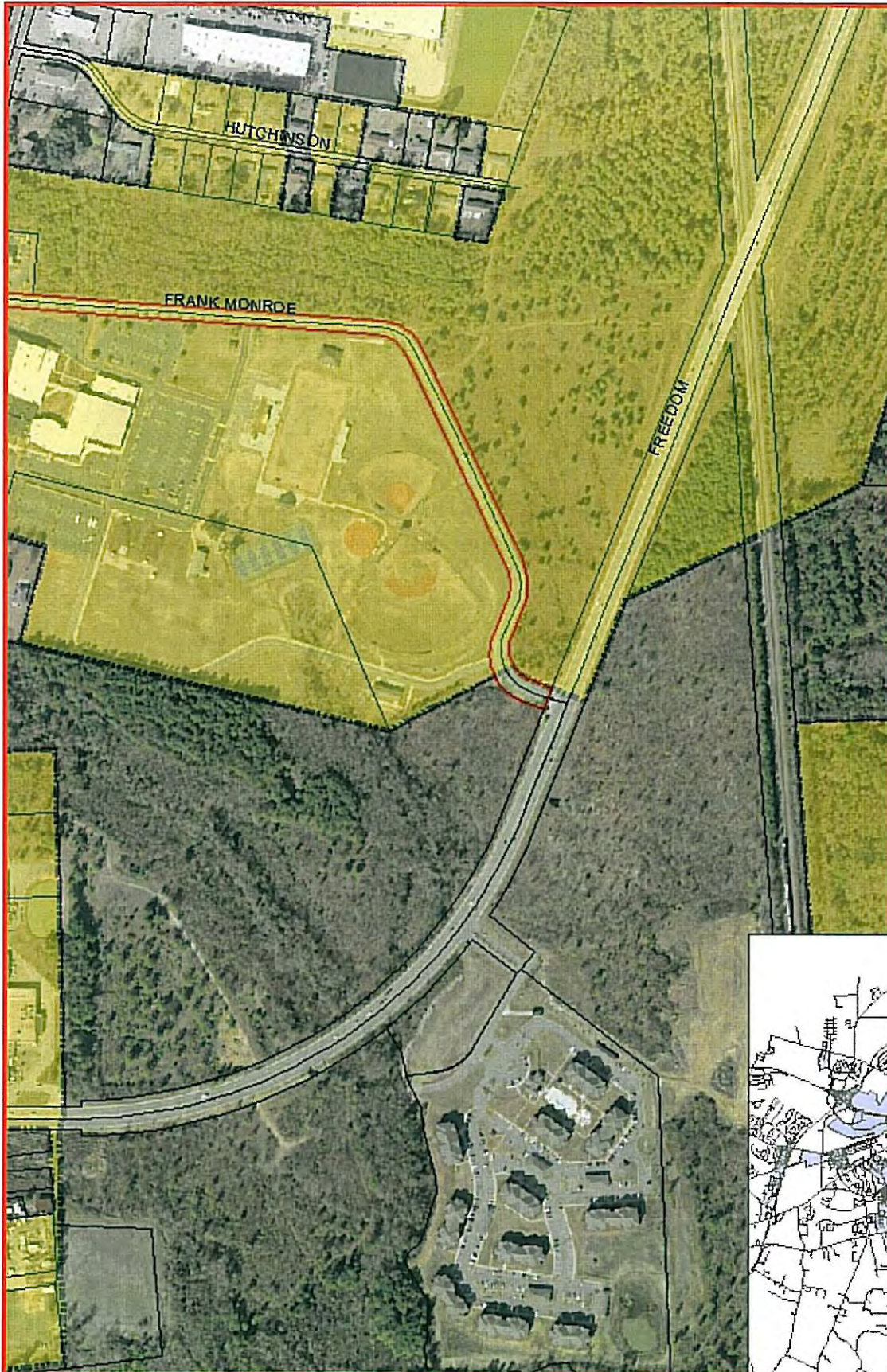


City Annexation Map 8



Urban Planning &
Development Department

00150-01-092

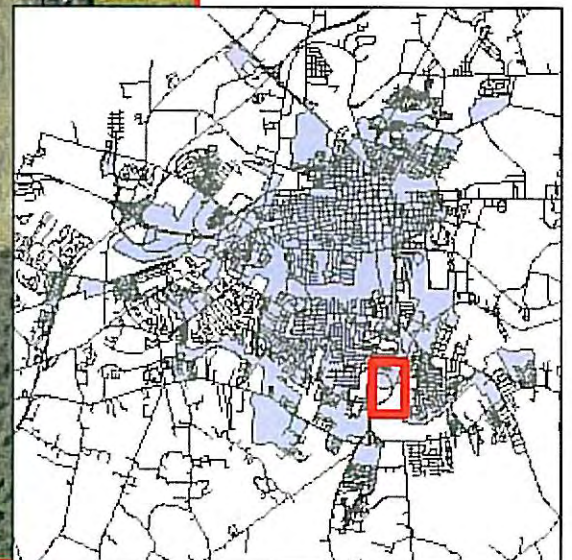


Legend

- Zoning Request
- City Limits

ORIGINAL PREPARATION
This map was prepared by:
City of Florence
Urban Planning & Development Department

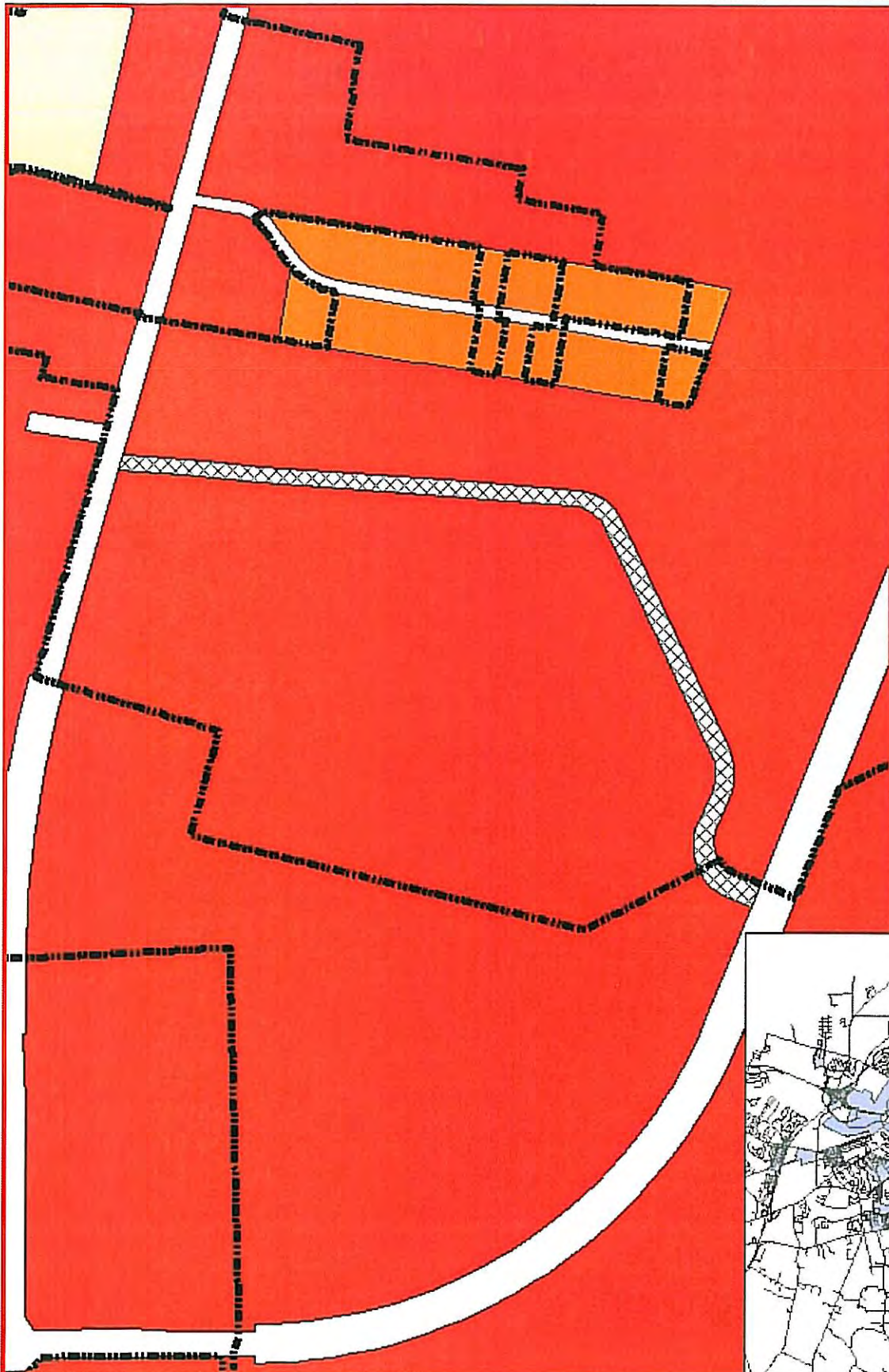
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Map 8 Zoning District: portion of TaxMap 00150-01-092



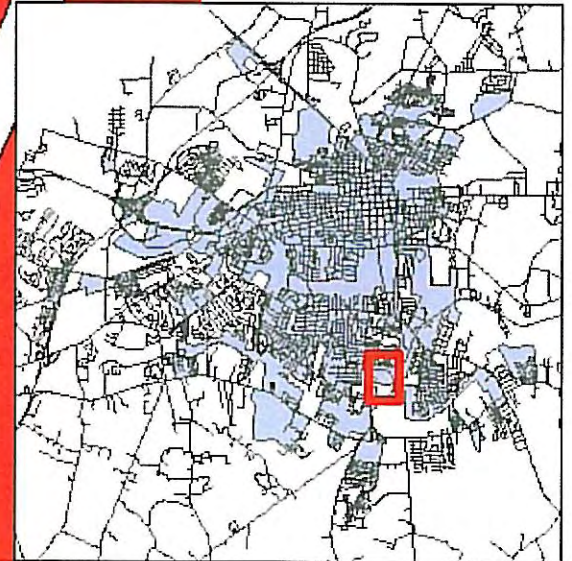
Urban Planning & Development Department



- Legend**
- Zoning Request
 - City Limits
 - R-1, SINGLE FAMILY, LARGE LOTS
 - R-2, SINGLE FAMILY, MEDIUM LOTS
 - R-3, SINGLE FAMILY, SMALL LOTS
 - R-4, MULTI-FAMILY, LIMITED
 - R-5, MULTI FAMILY
 - PD, PLANNED DEVELOPMENT
 - B-1, LIMITED
 - B-2, CONVENIENCE
 - B-3, GENERAL
 - B-4, CENTRAL
 - B-5, OFFICE-LIGHT INDUSTRIAL
 - B-6, INDUSTRIAL
 - RU-1, COMMUNITY
 - RU-2, RESOURCE
 - UNZONED

ORIGINAL PREPARATION
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 City of Florence
 Urban Planning & Development Department

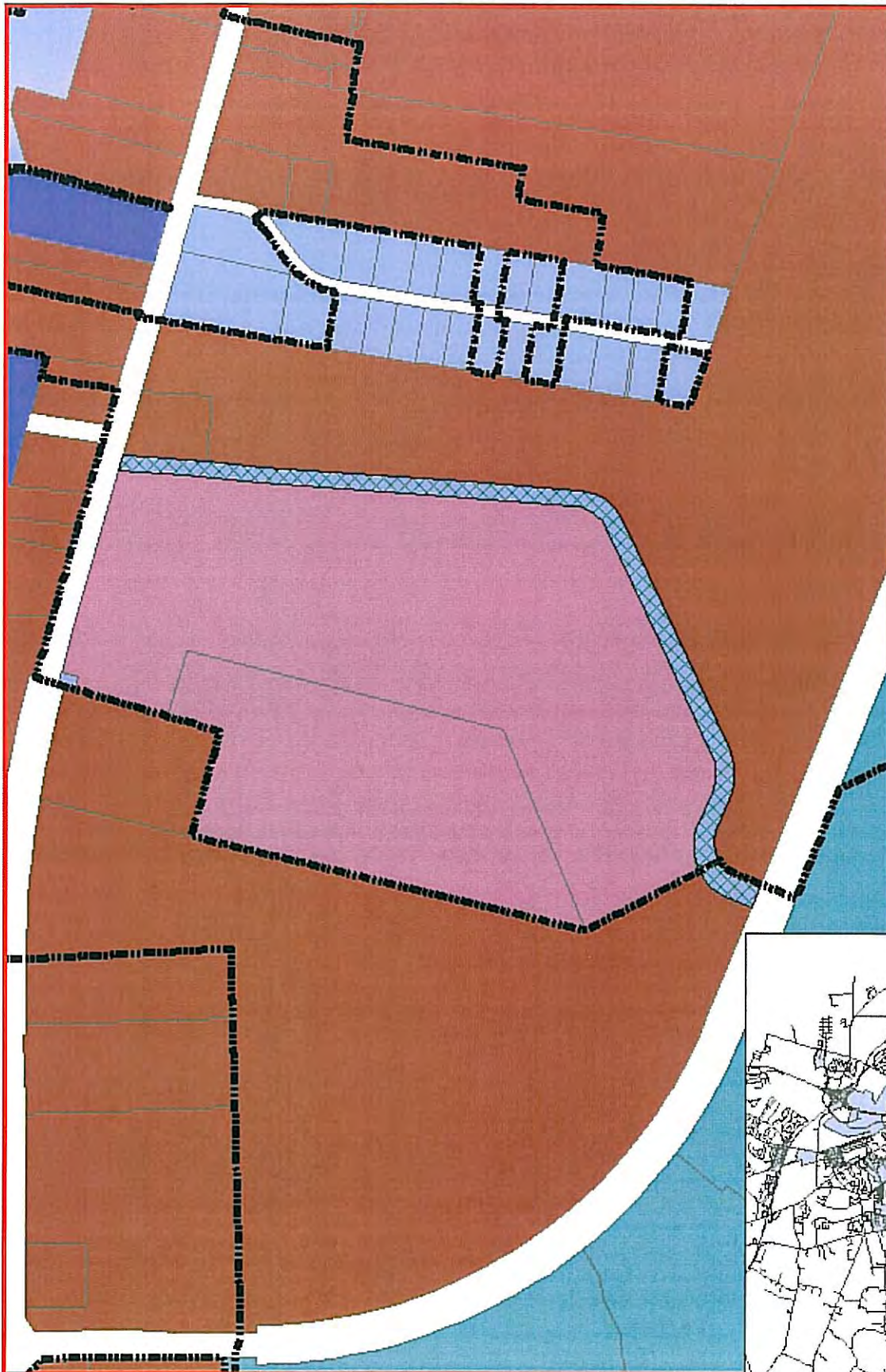
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Map 8 Future Land Use: portion of TaxMap 00150-01-092



Urban Planning & Development Department

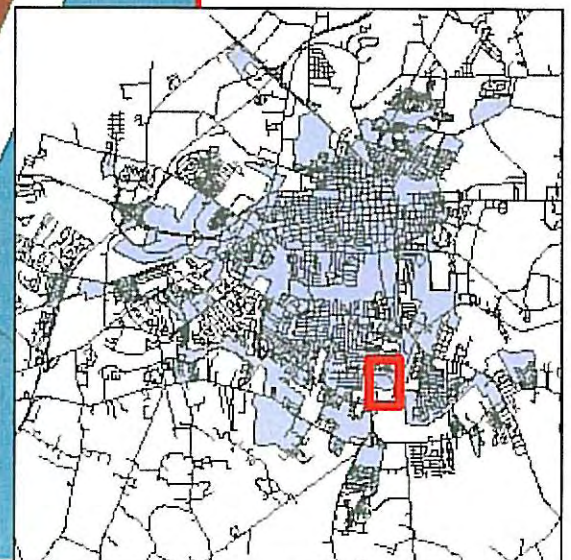


Legend
 [Cross-hatch symbol] Zoning Request
 [Thick black dashed line symbol] City Limits
 [Color swatch] Future Land Use 2011

- Future**
- [Green swatch] Business Parks
 - [Brown swatch] Commercial Autourban
 - [Pink swatch] Commercial Suburban
 - [Light green swatch] Downtown
 - [Purple swatch] Industrial
 - [Light blue swatch] Neighborhood Conservation
 - [Dark blue swatch] Parks and Open Space
 - [Light pink swatch] Public and Institutional
 - [Blue swatch] Residential Autourban
 - [Yellow swatch] Residential Estate
 - [Light blue swatch] Residential Suburban
 - [Magenta swatch] Residential Transition
 - [Light green swatch] Residential Urban
 - [Yellow swatch] Rural

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 Urban Planning & Development Department

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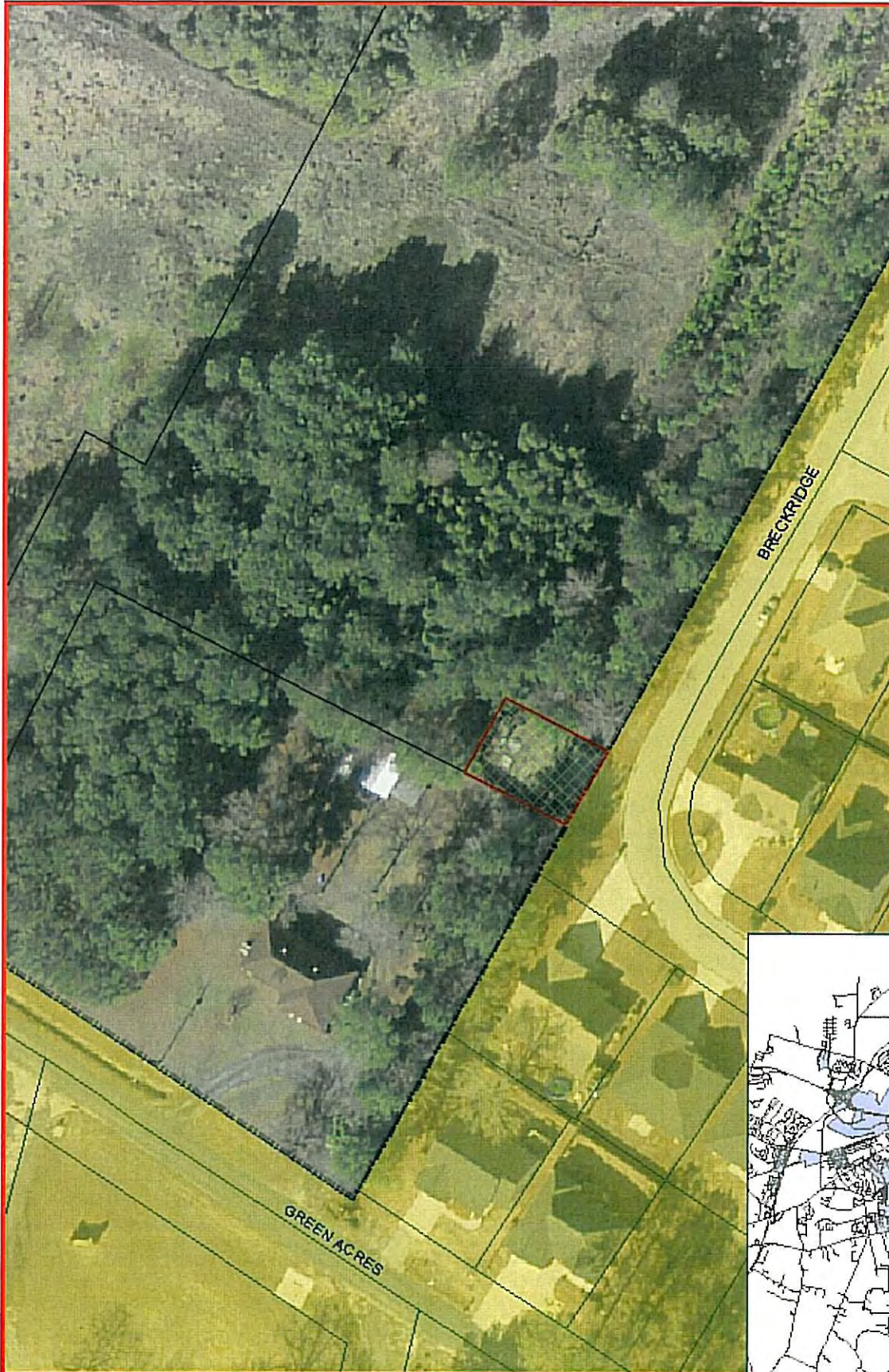


City Annexation Map 9



Urban Planning &
Development Department

00153-01-247

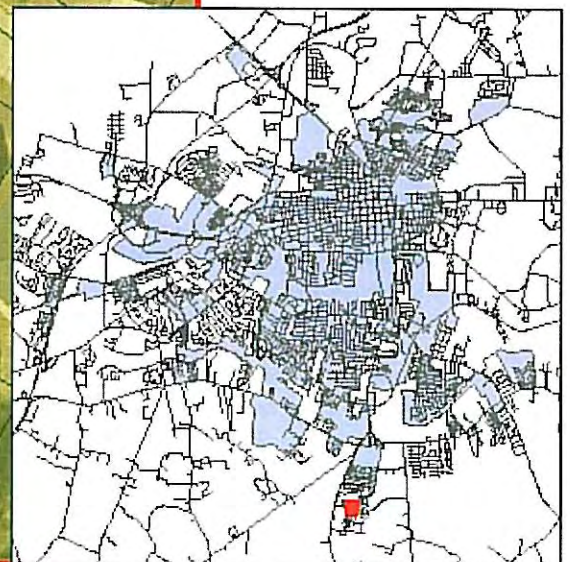


Legend

- Zoning Request
- City Limits

ORIGINAL PREPARATION
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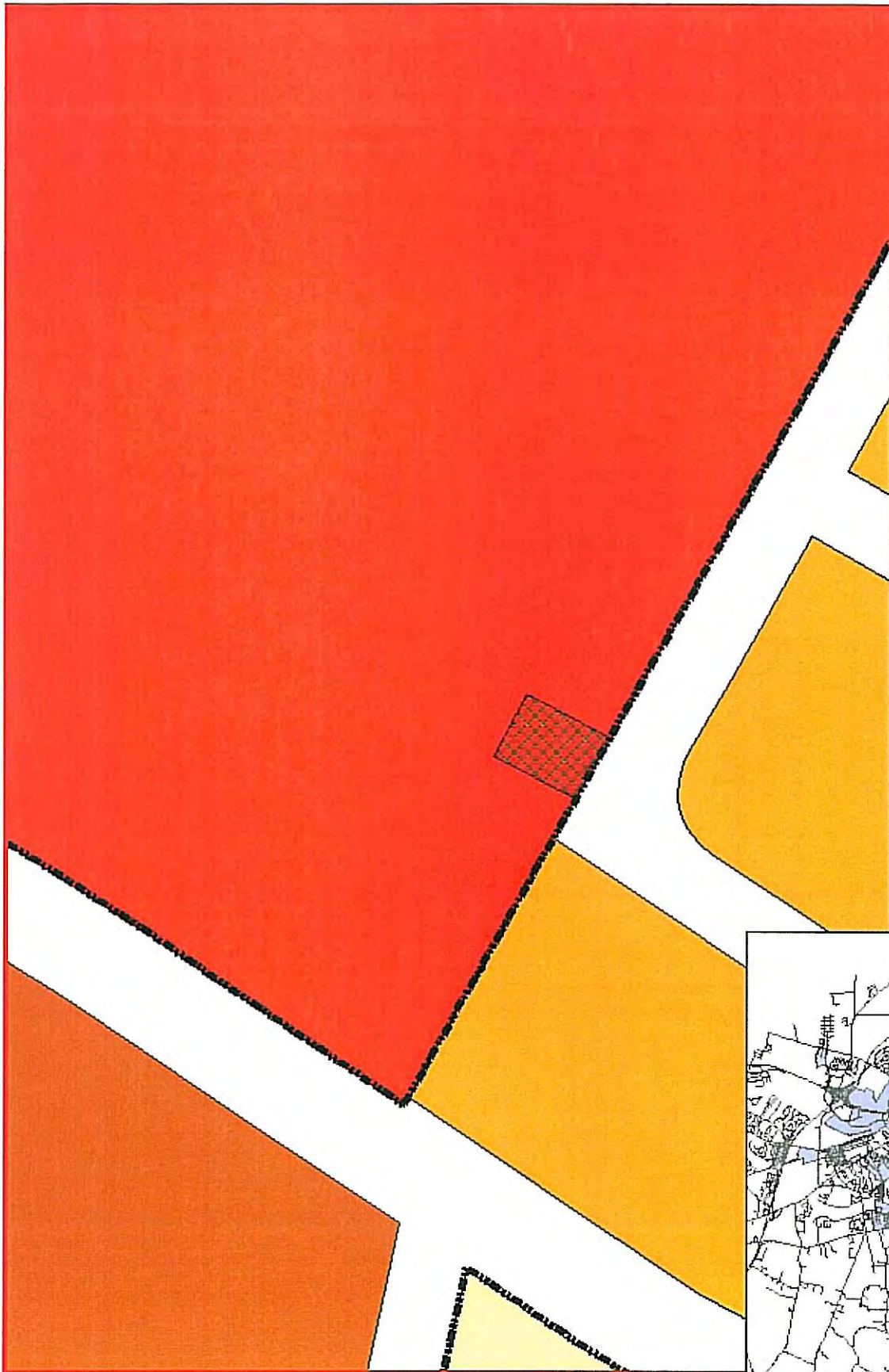
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Map 9 Zoning District



Urban Planning &
Development Department

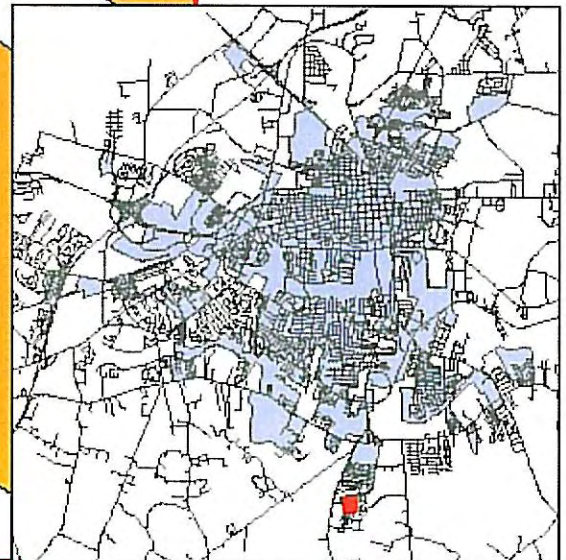


Legend

-  Zoning Request
-  City Limits
-  R-1, SINGLE FAMILY, LARGE LOTS
-  R-2, SINGLE FAMILY, MEDIUM LOTS
-  R-3, SINGLE FAMILY, SMALL LOTS
-  R-4, MULTI-FAMILY, LIMITED
-  R-5, MULTI FAMILY
-  PD, PLANNED DEVELOPMENT
-  B-1, LIMITED
-  B-2, CONVENIENCE
-  B-3, GENERAL
-  B-4, CENTRAL
-  B-5, OFFICE-LIGHT INDUSTRIAL
-  B-6, INDUSTRIAL
-  RU-1, COMMUNITY
-  RU-2, RESOURCE
-  UNZONED

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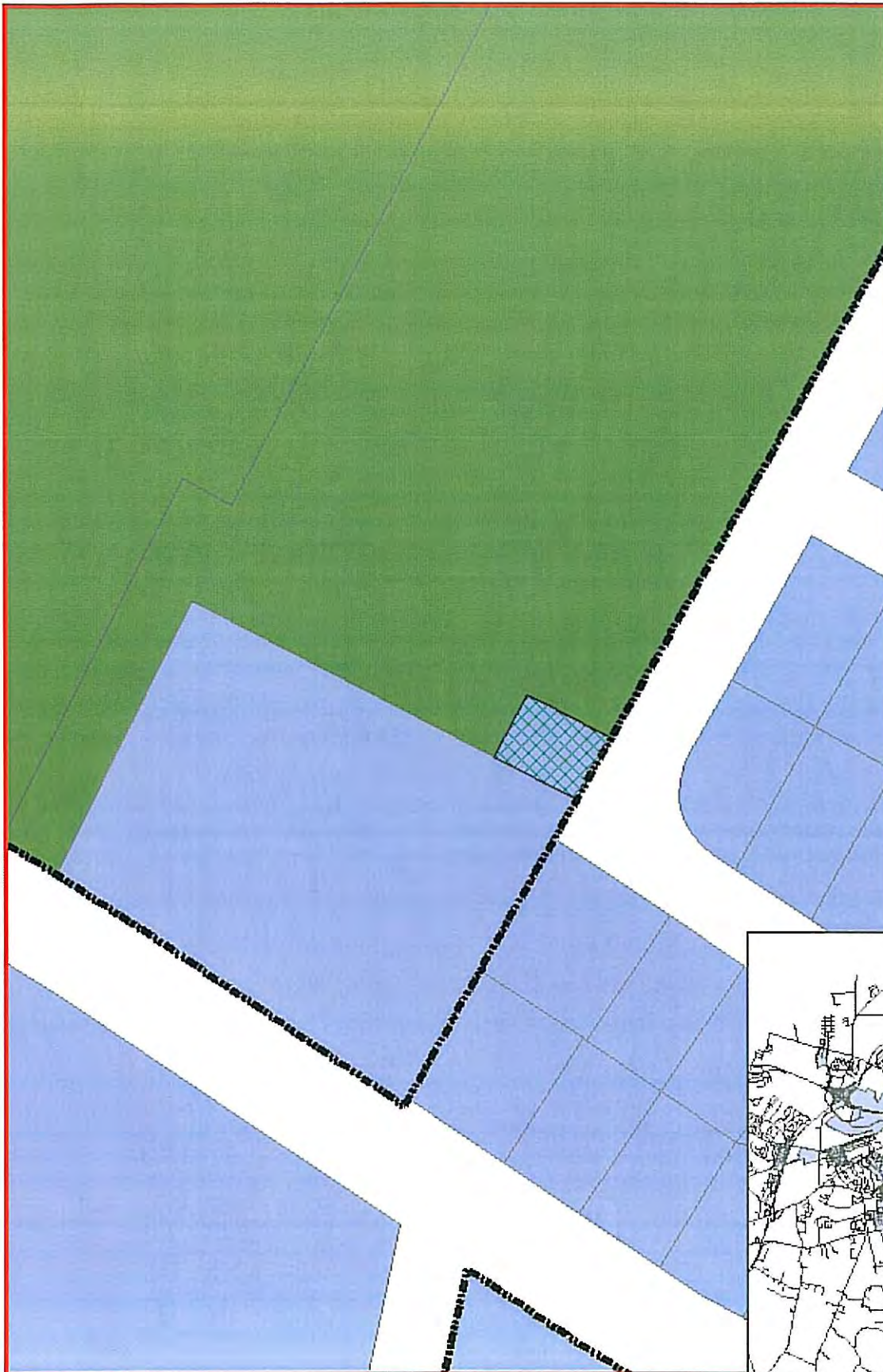
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Map 9 Future Land Use



Urban Planning &
Development Department



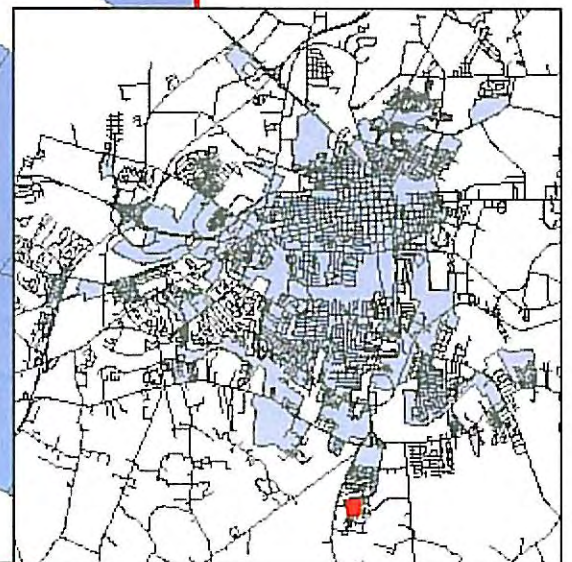
Legend
Zoning Request
City Limits
Future Land Use 2011

Future

- Business Parks
- Commercial Autourban
- Commercial Suburban
- Downtown
- Industrial
- Neighborhood Conservation
- Parks and Open Space
- Public and Institutional
- Residential Autourban
- Residential Estate
- Residential Suburban
- Residential Transition
- Residential Urban
- Rural

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ORDINANCE NO. 2012 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY THE CITY OF FLORENCE.

WHEREAS, a Public Hearing was held in Room 603 of the City-County Complex on December 13, 2011 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, an application by the City of Florence owner of multiple properties adjacent to the city limits was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid properties be incorporated in the city limits of the City of Florence under the provisions of **Section 5-3-150(3) of the 1976 Code of Laws of South Carolina** and adding the following zoning district classifications:

The properties requesting annexation are shown more specifically on Florence County Tax Map Numbers and referenced by attached location maps. Map 1: 00074-01-018 to R-3. Map 2: 90012-01-037 thru 38 to RU-1. Map 3: 90044-10-043 to R-3. Map 4: 00147-01-068 to R-5 & 00147-01-063 to R-4. Map 5: 90105-01-017 to R-2. Map 6: 90119-08-001 thru 007 to RU-1, 90119-07-002 thru 008 to RU-1, 90119-06-001 thru 009 to RU-1, 90119-05-001 thru 005 to RU-1, 90119-04-001 thru 005 to RU-1, 90119-04-008 thru 015 to RU-1, 90119-01-025 to RU-1, & 90119-01-003 to RU-1. Map 7: 00180-01-145 to R-3 & 00180-01-034 to R-1. Map 8: southeast portion 00150-01-092 road onto Freedom Blvd. to B-3. Map 9: 00153-01-247 to B-2.

Any portions of public rights-of-way abutting the above described property will be also included in the annexation.

WHEREAS, Florence City Council concur in the aforesaid application, findings and recommendations:

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF:

1. That an Ordinance is hereby adopted by amending the Zoning Atlas of the City of Florence and zoning the aforesaid properties as described and incorporating them into the City Limits of the City of Florence
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

ADOPTED THIS _____ DAY OF _____, 2012

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

VII. g.
Bill No. 2012-06
First Reading

DATE: January 9, 2011
AGENDA ITEM: First Reading, Text amendment to the Zoning Ordinance
DEPARTMENT/DIVISION: Planning, Research and Development

I. ISSUE UNDER CONSIDERATION

Text amendment to Article 2, Section 2.4, Table II of the Zoning Ordinance creating a new zoning district.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

On December 13, 2011, Planning Commission held public hearing on this matter. Planning Commissioners recommended 8-0 to approve the text amendment establishing a new B-1(A) Zoning District.

III. POINTS TO CONSIDER

1. The proposed text amendment originates from a previous request to rezone 616 South Coit Street.
2. In an attempt to reach a compromise between community residents and the 616 South Coit Street property owner, Mr. Gary Finklea wrote a letter requesting that a new zoning district be created.
3. On November 14th, City Council deferred first reading on rezoning 616 South Coit Street so that Planning Commission would have an opportunity to review and recommend a new zoning district.
4. On December 13th, Planning Commission recommended creating a new zoning district to be named B-1(A). This new district would permit some additional neighborhood-friendly uses not currently permitted in the B-1, Limited Business District.
5. These uses would also comply with the future land use plan and proposed zoning designation as found in the recently adopted Comprehensive Plan.

IV. OPTIONS

City Council may:

1. Approve the request as presented based on the information submitted.
2. Defer the request should additional information be needed.
3. Suggest other alternatives
4. Deny the request.

IV. ATTACHMENTS

1. Ordinance
2. Staff Report



Phillip M. Lookadoo, AICP
Planning, Research and Development Director



Drew Griffin
City Manager

ZONING PETITION STAFF CHECKLIST

PC#2011-18

December 13, 2011

BACKGROUND

This staff report is a continuation of the 616 South Coit Street rezoning request. The applicant, Gary Finklea, made application to rezone 616 South Coit Street, Tax Map Number 90088-07-038, from B-1, Limited Business District to B-2, Convenience Business District. Mr. Finklea submitted the request acting as the agent for the property owner, Katmar Properties, LLC. Katmar Properties wanted to rezone the property to B-2 in order to allow a greater flexibility of uses. There had been various business owners wanting to lease the space, but because of the limited uses permitted in the B-1 Zoning District, they could not. Therefore, the applicant, on behalf of the property owner, requested rezoning.

Planning Commission held public hearing on this matter on September 13, 2011. During that time, two residents from the Timrod Park Neighborhood spoke in opposition to the request. Because Coit Street serves as a buffer between high-intensity uses along Irby Street and the Timrod Park residences, the opposition stemmed from the impact rezoning may have on the residential properties. Some of the concerns mentioned were perceived adverse affects of uses like a boarding house or gas station; confusion about the Future Land Use Map designation; and, the potential for the rezoning to erode sense of community within Timrod Park.

Staff recommended approval of the rezoning request. Staff's recommendation was based on the rezoning meeting the intended purpose statement for the B-2 Zoning District, as referenced in the Zoning Ordinance:

The intent of this district is to meet the commercial and service needs generated by nearby residential areas. Goods and services normally available in these districts are of the "convenience variety." The size of this district should relate to surrounding residential markets and the location should be at or near major intersections, in proximity to and/or on the periphery of residential areas.

Also, the request meets the intent of the Downtown Future Land Use Designation, allowing additional uses that could serve the abutting neighborhood. Lastly, B-2 zoning complements the transition that has already occurred in the area without hampering any residential properties that remain.

In a 6-2 vote, Planning Commission recommended approval of the rezoning request. The item then went to the October 10, 2011 City Council meeting. Council deferred first reading on the matter so that the Design Review Board (DRB) could hold public hearing. Although the DRB holding public hearing on land use requests is in the process of being amended, rezoning 616 South Coit Street was required to go before this Board because it is within the D-1, Redevelopment Overlay District. DRB voted 4-2 to approve the rezoning request.

ZONING PETITION STAFF CHECKLIST

Prior to the request going to City Council a second time, Mr. Finklea submitted a letter asking that a new zoning district be created. A new district would permit some additional uses that would allow the flexibility of uses the property owner seeks, and the neighborhood preservation that some of the Timrod Park Neighborhood residents desire. Therefore at the November 14, 2011 City Council meeting, Council deferred first reading again so that Planning Commission can review and recommend a new zoning district.

Staff proposes that the new zoning district be named B-1(A). Some of the neighborhood convenience uses currently not permitted in the B-1, Limited Business District, would be permitted under this new district. These uses would also comply with the future land use and zoning designation as found in the recently adopted Comprehensive Plan. See recommended uses below:

Section 2.4 Table II: Schedule of Permitted and Conditional Uses and Off-Street Parking Requirements for Business & Rural Districts

	NAICS	B-1	B-1A	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements
Sector 11: Agriculture, Forestry, Fishing, and Hunting											
Agricultural Production, crops	111	P	P	P	P	N	P	P	P	P	None
Agricultural Production, Livestock, animals	112										
Livestock, except feedlots	112111	N	N	N	N	N	N	N	P	P	None
Feedlots	112112	N	N	N	N	N	N	N	N	P	None
Poultry & eggs	1123	N	N	N	N	N	N	N	N	P	None
Animal specialties	1129	N	N	N	N	N	N	N	N	P	None
Horses & other equine	11292	N	N	N	N	N	N	N	P	P	None
General Farms	11299	N	N	N	N	N	P	P	P	P	None
Fishing, Hunting, Trapping	1141-2	N	N	N	P	N	N	P	P	P	None
Agricultural Services	115	N	N	N	N	N	N	N	P	P	None
Forestry	11531	N	N	N	P	N		P	P	P	1.0 per 1,000 s.f. GFA
Sector 21: Mining											
Mining	212	N	N	N	N	N	N	P	N	P	None
Sector 22: Utilities											
Electric, gas, & sanitary services	221										
Electric	2211										
Generation	22111	N	N	N	N	N	N	P	N	N	1.0 per 500 s.f. GFA
Transmission	22112	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Natural gas distribution	2212	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Water supply systems	22131										
Storage/Treatment	22131	N	N	N	P	N	P	P	P	P	1.0 per 500 s.f. GFA
Transmission	22131	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Sewerage systems	22132										
Collection	22132	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Treatment	22132	N	N	N	P	N	P	P	N	P	1.0 per 500 s.f. GFA
Steam & Air Conditioning supply	22133	N	N	N	P	N	P	P	N	N	1.0 per 500 s.f. GFA

ZONING PETITION STAFF CHECKLIST

Sector 23: Construction												
Bldg. Construction – general contract & operative builders	233	N	N	N	P	N	N	P	N	N	1.0 per 1,000 s.f. GFA	
Heavy construction other than building construction-contractors	234	N	N	N	P	N	N	P	N	N	1.0 per 1,000 s.f. GFA	
Special Trade Contractors	235	N	N	N	P	N	N	P	N	N	1.0 per 1,000 s.f. GFA	
Sector 31-33: Manufacturing												
Food	311	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA	
Beverage & Tobacco	312	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA	
Textile mill products	313	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA	
Textile Product Mills	314	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA	
Apparel	315	N	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA	
Leather & allied products	316	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA	
Wood products	321	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA	
Paper & allied products	322	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA	
Petroleum products	324	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA	
Chemical products	325	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA	
	NAICS	B-1	B-1A	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements	
Sector 31-33: Manufacturing – cont'd												
Plastic & Rubber	326	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA	
Nonmetallic Mineral products	327	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA	
Primary Metal Industry	331	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA	
Fabricated metal products	332	N	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA	
Machinery	333	N	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA	
Computer & Electronic Products	334	N	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA	
Electrical equipment, Appliances & components	335	N	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA	
Transportation equipment	336	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA	
Furniture & related products	337	N	N	N	P	N	P	P	N	P	1.0 per 500 s.f. GFA	
Misc. manufacturing Indus.	339	N	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA	
Sector 42: Wholesale Trade												
Wholesale trade-durable goods	421	N	N	N	P	P	P	P	N	P	1.0 per 5,000 s.f. GFA	
Recycle materials (Sec. 3.12)	42193	N	N	N	N	N	N	C	N	N	1.0 per 5,000 s.f. GFA	
Wholesale trade-nondurable goods	422	N	N	N	P	P	P	P	N	P	1.0 per 5,000 s.f. GFA	
Sector 44-45: Retail Trade												
Motor vehicle & parts	441	N	N	N	P	P	N	N	N	N	1.0 per 600 s.f. GFA	
Automotive dealers	4411	N	N	N	P	P	N	N	N	N	1.0 per 600 s.f. GFA	
Other motor vehicle dealers	4412	N	N	N	P	P	N	N	N	N	1.0 per 600 s.f. GFA	
Automotive parts	4413	N	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA	
Furniture & home furnishings	442	N	P	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA	
Electronics & Appliances	443	N	P	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA	
Building materials, garden supplies	444											
Building materials & supplies	4441	N	N	N	P	N	N	N	P	N	1.0 per 1,000 s.f. GFA	
Paint & wallpaper	44412	N	P	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA	
Hardware stores (Sec. 3.13)	44413	N	P	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA	
Lawn & garden equipment & supplies stores	4442	N	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA	
Food stores (3.13)	445	N	P	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA	

ZONING PETITION STAFF CHECKLIST

Beer, Wine, & Liquor stores (Sec 3.13)	4453	N	N	N	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Health & Personal care (Sec. 3.13)	446	N	P	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Gasoline stations	447	N	N	P	P	P	N	N	P	P	1.0 per 600 s.f. GFA
Truck stops	44719	N	N	N	P	N	N	N	N	N	1.0 per 600 s.f. GFA
Clothing & accessory stores	448	N	P	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Sporting goods, Hobbies, Books, & Music	451	N	P	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
General Merchandise, except pawn shops & flea markets (Sec. 3.13)	452	N	P	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Miscellaneous retail	453	N	P	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Used merchandise, except pawn shops & flea markets (Sec. 3.13)	4533	N	P	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Flea Markets	4533	N	N	N	P	N	N	N	P	N	1.5 per stall
Retail not elsewhere classified except grave monuments, fireworks, sexually oriented businesses	4539	N	N	N	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Manufactured home dealers	45393	N	N	N	P	N	N	N	N	N	1.0 per 600 s.f. GFA
Fireworks	453998	N	N	N	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Gravestones, monuments	443998	N	N	N	P	N	N	P	N	N	1.0 per 500 s.f. GFA
	NAICS	B-1	B-1A	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements
Miscellaneous retail	45399	N	N	N	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Non-store retailers	454	N	P	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Fuel Dealers	45431	N	N	N	P	N	N	P	N	N	1.0 per 500 s.f. GFA
Sector 48-49: Transportation Warehousing											
Air Transportation	481	N	N	N	P	N	P	P	N	N	1.0 per 250 s.f. GFA
Rail Transportation	482	N	N	N	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Truck Transportation	484	N	N	N	P	P	P	P	N	N	1.0 per 500 s.f. GFA
Transit and ground passenger transportation	485	N	N	N	P	P	P	P	N	N	1.0 per 500 s.f. GFA
Scenic & Sightseeing Transportation	487	P	P	P	P	P	P	P	N	N	1.0 per 500 s.f. GFA
Support Activities for Transportation	488	N	N	N	P	P	P	P	N	N	1.0 per 500 s.f. GFA
U.S. Postal Service	491	P	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Couriers & Messengers	492	P	P	P	P	P	P	P	N	N	1.0 per 500 s.f. GFA
Warehousing & Storage	493	N	N	N	P	P	P	P	P	P	1.0 per 1,000 s.f. GFA
Sector 51: Information											
Publishing Industries	511	N	N	P	P	P	P	P	N	P	1.0 per 500 s.f. GFA
Motion pictures & Sound Industries	51	N	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Motion picture theaters	512131	N	N	P	P	P	N	N	N	N	1.0 per 5 seats
Broadcasting & Telecommunications	513	N	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Communication Tower & Ant. (Sec. 3.11)	5131	N	N	C	C	C	C	C	C	C	None
Info. Services & Data Processing	514	N	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Libraries	51212	P	P	P	P	P	P	N	P	N	1.0 per 350 s.f. GFA
Sector 52: Finance & Insurance											
Banks	521	P	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Credit Intermediation	522	P	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Pawn Shops	522298	N	N	N	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Security & commodity contracts, financial investments	523	P	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Insurance Carriers & related activities	524	P	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA

ZONING PETITION STAFF CHECKLIST

Funds, Trust, & other financial vehicles	525	P	P	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Sector 53: Real Estate & Rental & Leasing												
Real Estate	531	P	P	P	P	P	P	P	P	P	N	1.0 per 350 s.f. GFA
Mini-warehouses	53113	N	N	N	P	P	P	P	N	N		1.0 per storage units
Rental & Leasing Services	532	N	N	N	P	P	P	P	N	N		1.0 per 500 s.f. GFA
Video tape rental (Sec. 3.13)	53223	N	P	P	P	P	N	N	C	N		1.0 per 350 s.f. GFA
Sector 53: Real Estate & Rental & Leasing												
Professional, Scientific, Technical Svcs.	541	N	N	P	P	P	P	N	P	N		1.0 per 300 s.f. GFA
Display advertising – Signs	54185											
Legal services	5411	P	P	P	P	P	P	N	P	N		1.0 per 350 s.f. GFA
Engineering, accounting, research management & related services	5412-9	P	P	P	P	P	P	N	N			1.0 per 350 s.f. GFA
Tax return prep. service	541213	P	P	P	P	P	N	N	P	N		1.0 per 500 s.f. GFA
Sector 54: Professional, Scientific, Technical Services – cont'd												
Photographic studios, portraits	54192	P	P	P	P	P	N	N	N	N		1.0 per 300 s.f. GFA
Veterinary Services	54194	N	N	N	P	N	N	P	P	P		1.0 per 1,000 s.f. GFA
Sector 55: Management of Companies and Enterprises												
Mgmt. Of Companies and Enterprises	551	P	P	P	P	P	P	P	N	N		1.0 per 350 s.f. GFA
Sector 56: Administrative and Support and Waste Management and Remediation Services												
Administrative & support services	561	P	P	P	P	P	P	P	P	P		1.0 per 750 s.f. GFA
	NAICS	B-1	B-1A	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2		Off-Street Parking Requirements
Landscape services	56173	N	P	P	P	N	P	P	P	P		1.0 per 1,000 s.f. GFA
Refuse systems (Sec. 3.14)	562	N	N	N	C	N	N	C	N	C		1.0 per 500 s.f. GFA
Sector 61: Educational Services												
Educational Services	6117	P	P	P	P	P	N	N	N	N		1.0 per 200 s.f. GFA
Elementary Schools	6111	P	P	P	P	P	N	N	P	P		2.0 per classroom plus 5 admin. Spaces
Secondary Schools	6111	P	P	P	P	P	N	N	P	P		5.0 per classroom plus 10 admin. Spaces
Jr. Colleges, Colleges, Universities, professional schools	6112-3	P	P	P	P	P	P	P	N	N		5.0 per classroom plus 2 per admin. Office
Business schools, Computer, & Management Training	6114-5	P	P	P	P	P	P	P	N	N		5.0 per classroom plus 2 per admin. Office
Other schools and instruction	6116	P	P	P	P	P	P	P	N	N		5.0 per classroom plus 2 per admin. Office
Education Support Services	6117	P	P	P	P	P	P	P	N	N		1.0 per 200 s.f. GFA
Sector 62: Health Care and Social Assistance												
Ambulatory Health Care Services	62	P	P	P	P	P	P	N	N	N		1.0 per 150 s.f. GFA
Medical & dental laboratories	6215	N	N	N	P	P	P	P	N	N		1.0 per 500 s.f. GFA
Home health care services	6216	P	P	P	P	P	P	N	P	N		1.0 per 500 s.f. GFA
Hospitals	622	N	N	N	P	P	P	N	N	N		0.7 per bed
Nursing & residential care facilities	623	P	P	P	P	P	P	N	P	P		0.4 per bed
Nursing Care Facilities	623	N	N	N	P	N	N	N	P	P		1.0 per 500 s.f. GFA
Community Care for Elderly	623	P	P	P	P	P	P	N	P	P		0.4 per bed
Social Services	624	N	N	N	P	P	N	N	N	N		1.0 per 350 s.f. GFA
Individual & Family Social Services	6241	N	P	P	P	P	N	N	N	N		1.0 per 350 s.f. GFA
Community, Food & Housing & Emergency & Relief services	6242	N	N	N	P	P	P	N	N	N		
Rehabilitation services	6243	N	N	N	P	P	P	P	N	N		1.0 per 350 s.f. GFA
Day care services	6244	P	P	P	P	P	P	P	P	P		1.0 per 200 s.f. GFA

ZONING PETITION STAFF CHECKLIST

Sector 71: Arts, Entertainment, and Recreation											
Performing Arts & Spectator Sports	711	N	N	N	P	P	N	N	N	N	1.0 per 300 s.f. GFA
Performing Art Companies	7111	P	P	P	P	N	N	N	N	N	1.0 per 200 s.f. GFA
Spectator Sports	7112	N	N	N	P	P	N	N	N	N	By individual review
Museums, Historical sites, & Similar Institutions	712	P	P	P	P	P	N	N	N	N	1.2 per 1,000 s.f. GFA
Sector 71: Arts, Entertainment, and Recreation – cont'd											
Amusement, Gambling, & Recreation	713	N	N	N	P	N	N	N	N	N	By individual review
Amusement Parks & Arcades	71311	N	N	N	P	N	N	N	N	N	By individual review
Coin operated amusement, cash payouts more than 5 machines (Sec. 3.17)	7132	N	N	N	C	N	N	N	N	N	1.0 per 200 s.f. GFA
Golf courses & Country Clubs	71391	N	N	N	P	N	P	P	N	P	5.0 per hole
Marinas	71392	N	N	N	N	N	P	P	P	P	1.0 per slip
Public parks & playgrounds	71394	P	P	P	P	P	P	P	P	P	1% land area
Physical fitness facilities	71394	N	P	P	P	P	P	P	N	N	1.0 per 300 s.f. GFA
Bowling centers	71395	N	N	N	P	P	N	N	N	N	5.0 per lane
Coin operated amusement non-cash payouts	71399	N	N	P	P	P	N	N	N	N	1.0 per 200 s.f. GFA
All other Amusement & Recreational Industries	71399	N	N	N	P	N	N	N	N	N	1.0 per 200 s.f. GFA
Sector 72: Accommodation and Food Services	NAICS	B-1	B-1A	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements
Accommodations	721										
Hotels & motels	72111	N	N	N	P	P	P	N	N	N	1.0 per rental unit
Bed and Breakfast Inns (Sec. 3.3)	721191	C	C	N	P	P	P	N	C	C	1.5 per bedroom
Camps & recreational vehicle parks	721191	N	N	N	C	N	N	N	N	C	Not applicable
Rooming & boarding houses, dormitories, group housing	72121	N	N	N	P	N	N	N	N	N	1.0 per bedroom
Eating Places	7221-3	N	P	P	P	P	P	P	P	N	1.0 per 150 s.f. GFA
Drinking Places (Sec. 3.20)	7224	N	N	N	C	C	N	N	N	N	1.0 per 150 s.f. GFA
Sector 81: Other Services (except Public Administration)											
Auto repair & maintenance (Sec. 3.13)	8111	N	N	N	P	P	N	N	C	N	1.0 per 500 s.f. GFA
Car washes (multiple bays)	811192	N	N	N	P	N	N	N	N	N	None
Other Repair (Sec. 3.13)	8112-4	N	N	P	P	P	N	P	C	N	1.0 per 350 s.f. GFA
Shoe repair, shoe shine shops	81143	N	N	P	P	P	N	N	N	N	1.0 per 300 s.f. GFA
Personal & Laundry services	812										
Personal Care Services	81221	N	P	P	P	P	N	N	P	N	2.5 per chair basin
Tattoo Facilities (Sec. 3.23)	812199	N	N	N	C	N	N	N	N	N	1.0 PER 150 s.f. GFA
Funeral Homes & Services	81221	P	P	P	P	P	N	N	N	N	5.0 plus 1.0 per 2 seats main assembly
Cemeteries	81221	N	N	N	P	N	N	N	P	P	None
Crematories	81222	N	N	N	N	N	N	P	N	N	1.0 per 500 s.f. GFA
Laundry & Dry Cleaning Services	8123	N	N	N	P	P	N	P	N	N	1.0 per 500 s.f. GFA
Coin operated laundries/dry cleaning	81231	N	P	P	P	P	N	N	P	N	1.0 per 250 s.f. GFA
Pet Care	81291	N	N	N	P	N	N	P	P	P	1.0 per 1,000 s.f. GFA
Automotive parking lots & garages	81293	N	N	P	P	P	P	P	N	N	None
Sexually oriented business (Sec. 3.15)	81299	N	N	N	C	N	N	N	N	N	1.0 per 350 s.f. GFA
All other personal services	81299	N	P	P	P	P	N	N	N	N	1.0 per 300 s.f. GFA

ZONING PETITION STAFF CHECKLIST

Religious, fraternal, professional, political, civic, business organizations	813	P	P	P	P	P	P	P	P	P	P	1.0 per 250 s.f. GFA
Religious Organizations	81211	P	P	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
All Other Organizations	8132-9	N	P	P	P	P	N	N	N	N	N	1.0 per 500 s.f. GFA
Sector 92: Public Administration												
Executive, legislative, & general govt.	921	P	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Justice, public order & safety	922	N	N	N	P	P	P	P	P	N	P	1.0 per 350 s.f. GFA
Courts	92211	N	N	N	P	P	N	N	P	P	P	1.0 per 350 s.f. GFA
Police Protection	82212	P	P	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Correctional institution	92214	N	N	N	P	P	N	P	N	P	P	1.0 per jail cell, plus 1.0 per 250 s.f. GFA
Fire Protection	92216	P	P	P	P	P	P	P	P	P	P	4.0 per bay
Administration of human resources	923	P	P	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Ad. of environ. Quality & housing prog.	924-5	P	P	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Administration of economic programs	926	P	P	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Space Research & Technology	927	N	N	N	P	P	P	P	P	N	N	
National Security & Internal Affairs	928	N	N	N	P	P	P	P	P	N	N	
Residential Uses												
Site Built Dwellings	NA											
	NAICS	B-1	B-1A	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2		Off-Street Parking Requirements
Single-family detached	NA	P	P	P	P	N	N	N	P	P		None
Duplex	NA	N	N	N	N	N	N	N	P	N		2.0 spaces per unit
Multi-family, apts. (Sec. 3.19)	NA	N	N	N	P	C	P	N	N	N		1.5 spaces per unit
Rooming & Boarding houses	72131	N	N	P	P	P	N	N	N	N		1.0 spaces per bedroom
Manufactured Dwellings	NA											
Residential designed (Sec. 3.4)	NA	N	N	N	N	N	N	N	C	C		2.0 spaces per unit
Standard designed (Sec. 3.4)	NA	N	N	N	N	N	N	N	C	C		2.0 spaces per unit
Mobile Homes (Sec. 3.5)	NA	N	N	N	N	N	N	N	N	N		2.0 spaces per unit
Modular Homes	NA	P	P	P	P	N	N	N	P	P		2.0 spaces per unit
Accessory Uses to Residential Uses												
Bathhouses & cabanas	NA	P	P	P	P	N	NA	NA	P	P		None
Domestic animal shelters	NA	P	P	P	P	N	NA	NA	P	P		None
Non-commercial greenhouses	NA	P	P	P	P	P	NA	NA	P	P		None
Private garage & carport	NA	P	P	P	P	P	NA	NA	P	P		None
Storage building	NA	P	P	P	P	P	NA	NA	P	P		None
Swimming pool, tennis courts	NA	P	P	P	P	P	NA	NA	P	P		None
Auxiliary shed, workshop	NA	P	P	P	P	N	NA	NA	P	P		None
Home occupation (Sec. 3.8)	NA	P	P	P	P	P	NA	NA	C	C		None
Horticulture, gardening	NA	P	P	P	P	P	NA	NA	P	P		None
Family day care home	NA	P	P	P	P	P	NA	NA	P	P		None
Satellite dishes, etc.	NA	P	P	P	P	P	NA	NA	P	P		None
Accessory Uses to Residential Uses												
Buildings, structures	NA	P	P	P	P	P	P	P	P	P		None
Open storage (Sec. 3.18)	NA	N	N	N	C	N	C	C	C	C		None
Temporary Uses												
All Temporary Uses (Sec. 3.9)	NA	C	C	C	C	C	C	C	C	C		None

Notes:

a. Off street parking is not required in the B-4 District.

ORDINANCE NO. 2011-_____

AN ORDINANCE TO AMEND THE CITY OF FLORENCE ZONING ORDINANCE, ARTICLE 2, SECTION 2.4, TABLE II.

WHEREAS, a Public Hearing was held in Room 603 of the City-County Complex on December 13, 2011 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, this text amendment originates from Mr. Gary Finklea requesting that a new zoning district be created;

WHEREAS, the text amendment establishes a new B-1(A) Zoning District that permits additional neighborhood-friendly uses not currently permitted in the B-1, Limited Business District;

WHEREAS, Planning Commission recommended by unanimous vote, 8-0, to amend the text as follows:

Section 2.4 Table II: Schedule of Permitted and Conditional Uses and Off-Street Parking Requirements for Business & Rural Districts

	NAICS	B-1	B-1A	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements
Sector 11: Agriculture, Forestry, Fishing, and Hunting											
Agricultural Production, crops	111	P	P	P	P	N	P	P	P	P	None
Agricultural Production, Livestock, animals	112										
Livestock, except feedlots	112111	N	N	N	N	N	N	N	P	P	None
Feedlots	112112	N	N	N	N	N	N	N	N	P	None
Poultry & eggs	1123	N	N	N	N	N	N	N	N	P	None
Animal specialties	1129	N	N	N	N	N	N	N	N	P	None
Horses & other equine	11292	N	N	N	N	N	N	N	P	P	None
General Farms	11299	N	N	N	N	N	P	P	P	P	None
Fishing, Hunting, Trapping	1141-2	N	N	N	P	N	N	P	P	P	None
Agricultural Services	115	N	N	N	N	N	N	N	P	P	None
Forestry	11531	N	N	N	P	N	P	P	P	P	1.0 per 1,000 s.f. GFA
Sector 21: Mining											
Mining	212	N	N	N	N	N	N	P	N	P	None
Sector 22: Utilities											
Electric, gas, & sanitary services	221										
Electric	2211										
Generation	22111	N	N	N	N	N	N	P	N	N	1.0 per 500 s.f. GFA
Transmission	22112	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Natural gas distribution	2212	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Water supply systems	22131										
Storage/Treatment	22131	N	N	N	P	N	P	P	P	P	1.0 per 500 s.f. GFA

Transmission	22131	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Sewerage systems	22132										
Collection	22132	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Treatment	22132	N	N	N	P	N	P	P	N	P	1.0 per 500 s.f. GFA
Steam & Air Conditioning supply	22133	N	N	N	P	N	P	P	N	N	1.0 per 500 s.f. GFA
Sector 23: Construction											
Bldg. Construction – general contract & operative builders	233	N	N	N	P	N	N	P	N	N	1.0 per 1,000 s.f. GFA
Heavy construction other than building construction-contractors	234	N	N	N	P	N	N	P	N	N	1.0 per 1,000 s.f. GFA
Special Trade Contractors	235	N	N	N	P	N	N	P	N	N	1.0 per 1,000 s.f. GFA
Sector 31-33: Manufacturing											
Food	311	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Beverage & Tobacco	312	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Textile mill products	313	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Textile Product Mills	314	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Apparel	315	N	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Leather & allied products	316	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Wood products	321	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Paper & allied products	322	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Petroleum products	324	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Chemical products	325	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
	NAICS	B-1	B-1A	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements
Sector 31-33: Manufacturing – cont'd											
Plastic & Rubber	326	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Nonmetallic Mineral products	327	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Primary Metal Industry	331	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Fabricated metal products	332	N	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Machinery	333	N	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Computer & Electronic Products	334	N	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Electrical equipment, Appliances & components	335	N	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Transportation equipment	336	N	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Furniture & related products	337	N	N	N	P	N	P	P	N	P	1.0 per 500 s.f. GFA
Misc. manufacturing Indus.	339	N	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Sector 42: Wholesale Trade											
Wholesale trade-durable goods	421	N	N	N	P	P	P	P	N	P	1.0 per 5,000 s.f. GFA
Recycle materials (Sec. 3.12)	42193	N	N	N	N	N	N	C	N	N	1.0 per 5,000 s.f. GFA
Wholesale trade-nondurable goods	422	N	N	N	P	P	P	P	N	P	1.0 per 5,000 s.f. GFA
Sector 44-45: Retail Trade											
Motor vehicle & parts	441	N	N	N	P	P	N	N	N	N	1.0 per 600 s.f. GFA
Automotive dealers	4411	N	N	N	P	P	N	N	N	N	1.0 per 600 s.f. GFA
Other motor vehicle dealers	4412	N	N	N	P	P	N	N	N	N	1.0 per 600 s.f. GFA
Automotive parts	4413	N	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Furniture & home furnishings	442	N	P	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Electronics & Appliances	443	N	P	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Building materials, garden supplies	444										
Building materials & supplies	4441	N	N	N	P	N	N	N	P	N	1.0 per 1,000 s.f. GFA

Paint & wallpaper	44412	N	P	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Hardware stores (Sec. 3.13)	44413	N	P	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Lawn & garden equipment & supplies stores	4442	N	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Food stores (3.13)	445	N	P	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Beer, Wine, & Liquor stores (Sec 3.13)	4453	N	N	N	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Health & Personal care (Sec. 3.13)	446	N	P	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Gasoline stations	447	N	N	P	P	P	N	N	P	P	1.0 per 600 s.f. GFA
Truck stops	44719	N	N	N	P	N	N	N	N	N	1.0 per 600 s.f. GFA
Clothing & accessory stores	448	N	P	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Sporting goods, Hobbies, Books, & Music	451	N	P	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
General Merchandise, except pawn shops & flea markets (Sec. 3.13)	452	N	P	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Miscellaneous retail	453	N	P	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Used merchandise, except pawn shops & flea markets (Sec. 3.13)	4533	N	P	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Flea Markets	4533	N	N	N	P	N	N	N	P	N	1.5 per stall
Retail not elsewhere classified except grave monuments, fireworks, sexually oriented businesses	4539	N	N	N	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Manufactured home dealers	45393	N	N	N	P	N	N	N	N	N	1.0 per 600 s.f. GFA
Fireworks	453998	N	N	N	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Gravestones, monuments	443998	N	N	N	P	N	N	P	N	N	1.0 per 500 s.f. GFA
	NAICS	B-1	B-1A	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements
Miscellaneous retail	45399	N	N	N	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Non-store retailers	454	N	P	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Fuel Dealers	45431	N	N	N	P	N	N	P	N	N	1.0 per 500 s.f. GFA
Sector 48-49: Transportation Warehousing											
Air Transportation	481	N	N	N	P	N	P	P	N	N	1.0 per 250 s.f. GFA
Rail Transportation	482	N	N	N	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Truck Transportation	484	N	N	N	P	P	P	P	N	N	1.0 per 500 s.f. GFA
Transit and ground passenger transportation	485	N	N	N	P	P	P	P	N	N	1.0 per 500 s.f. GFA
Scenic & Sightseeing Transportation	487	P	P	P	P	P	P	P	N	N	1.0 per 500 s.f. GFA
Support Activities for Transportation	488	N	N	N	P	P	P	P	N	N	1.0 per 500 s.f. GFA
U.S. Postal Service	491	P	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Couriers & Messengers	492	P	P	P	P	P	P	P	N	N	1.0 per 500 s.f. GFA
Warehousing & Storage	493	N	N	N	P	P	P	P	P	P	1.0 per 1,000 s.f. GFA
Sector 51: Information											
Publishing Industries	511	N	N	P	P	P	P	P	N	P	1.0 per 500 s.f. GFA
Motion pictures & Sound Industries	51	N	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Motion picture theaters	512131	N	N	P	P	P	N	N	N	N	1.0 per 5 seats
Broadcasting & Telecommunications	513	N	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Communication Tower & Ant. (Sec. 3.11)	5131	N	N	C	C	C	C	C	C	C	None
Info. Services & Data Processing	514	N	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Libraries	51212	P	P	P	P	P	P	N	P	N	1.0 per 350 s.f. GFA
Sector 52: Finance & Insurance											
Banks	521	P	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Credit Intermediation	522	P	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Pawn Shops	522298	N	N	N	P	P	N	N	N	N	1.0 per 350 s.f. GFA

Security & commodity contracts, financial investments	523	P	P	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Insurance Carriers & related activities	524	P	P	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Funds, Trust, & other financial vehicles	525	P	P	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Sector 53: Real Estate & Rental & Leasing												
Real Estate	531	P	P	P	P	P	P	P	P	P	N	1.0 per 350 s.f. GFA
Mini-warehouses	53113	N	N	N	P	P	P	P	N	N		1.0 per storage units
Rental & Leasing Services	532	N	N	N	P	P	P	P	N	N		1.0 per 500 s.f. GFA
Video tape rental (Sec. 3.13)	53223	N	P	P	P	P	N	N	C	N		1.0 per 350 s.f. GFA
Sector 53: Real Estate & Rental & Leasing												
Professional, Scientific, Technical Svcs.	541	N	N	P	P	P	P	N	P	N		1.0 per 300 s.f. GFA
Display advertising – Signs	54185											
Legal services	5411	P	P	P	P	P	P	N	P	N		1.0 per 350 s.f. GFA
Engineering, accounting, research management & related services	5412-9	P	P	P	P	P	P	P	N	N		1.0 per 350 s.f. GFA
Tax return prep. service	541213	P	P	P	P	P	N	N	P	N		1.0 per 500 s.f. GFA
Sector 54: Professional, Scientific, Technical Services – cont'd												
Photographic studios, portraits	54192	P	P	P	P	P	N	N	N	N		1.0 per 300 s.f. GFA
Veterinary Services	54194	N	N	N	P	N	N	P	P	P		1.0 per 1,000 s.f. GFA
Sector 55: Management of Companies and Enterprises												
Mgmt. Of Companies and Enterprises	551	P	P	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Sector 56: Administrative and Support and Waste Management and Remediation Services												
Administrative & support services	561	P	P	P	P	P	P	P	P	P	P	1.0 per 750 s.f. GFA
	NAICS	B-1	B-1A	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2		Off-Street Parking Requirements
Landscape services	56173	N	N	P	P	N	P	P	P	P		1.0 per 1,000 s.f. GFA
Refuse systems (Sec. 3.14)	562	N	N	N	C	N	N	C	N	C		1.0 per 500 s.f. GFA
Sector 61: Educational Services												
Educational Services	6117	P	P	P	P	P	N	N	N	N		1.0 per 200 s.f. GFA
Elementary Schools	6111	P	P	P	P	P	N	N	P	P		2.0 per classroom plus 5 admin. Spaces
Secondary Schools	6111	P	P	P	P	P	N	N	P	P		5.0 per classroom plus 10 admin. Spaces
Jr. Colleges, Colleges, Universities, professional schools	6112-3	P	P	P	P	P	P	P	N	N		5.0 per classroom plus 2 per admin. Office
Business schools, Computer, & Management Training	6114-5	P	P	P	P	P	P	P	N	N		5.0 per classroom plus 2 per admin. Office
Other schools and instruction	6116	P	P	P	P	P	P	P	N	N		5.0 per classroom plus 2 per admin. Office
Education Support Services	6117	P	P	P	P	P	P	P	N	N		1.0 per 200 s.f. GFA
Sector 62: Health Care and Social Assistance												
Ambulatory Health Care Services	62	P	P	P	P	P	P	N	N	N		1.0 per 150 s.f. GFA
Medical & dental laboratories	6215	N	N	N	P	P	P	P	N	N		1.0 per 500 s.f. GFA
Home health care services	6216	P	P	P	P	P	P	N	P	N		1.0 per 500 s.f. GFA
Hospitals	622	N	N	N	P	P	P	N	N	N		0.7 per bed
Nursing & residential care facilities	623	P	P	P	P	P	P	N	P	P		0.4 per bed
Nursing Care Facilities	623	N	N	N	P	N	N	N	P	P		1.0 per 500 s.f. GFA
Community Care for Elderly	623	P	P	P	P	P	P	N	P	P		0.4 per bed
Social Services	624	N	N	N	P	P	N	N	N	N		1.0 per 350 s.f. GFA
Individual & Family Social Services	6241	N	P	P	P	P	N	N	N	N		1.0 per 350 s.f. GFA
Community, Food & Housing &	6242	N	N	N	P	P	P	N	N	N		

Emergency & Relief services												
Rehabilitation services	6243	N	N	N	P	P	P	P	N	N	1.0 per 350 s.f. GFA	
Day care services	6244	P	P	P	P	P	P	P	P	P	1.0 per 200 s.f. GFA	
Sector 71: Arts, Entertainment, and Recreation												
Performing Arts & Spectator Sports	711	N	N	N	P	P	N	N	N	N	1.0 per 300 s.f. GFA	
Performing Art Companies	7111	P	P	P	P	N	N	N	N	N	1.0 per 200 s.f. GFA	
Spectator Sports	7112	N	N	N	P	P	N	N	N	N	By individual review	
Museums, Historical sites, & Similar Institutions	712	P	P	P	P	P	N	N	N	N	1.2 per 1,000 s.f. GFA	
Sector 71: Arts, Entertainment, and Recreation – cont'd												
Amusement, Gambling, & Recreation	713	N	N	N	P	N	N	N	N	N	By individual review	
Amusement Parks & Arcades	71311	N	N	N	P	N	N	N	N	N	By individual review	
Coin operated amusement, cash payouts more than 5 machines (Sec. 3.17)	7132	N	N	N	C	N	N	N	N	N	1.0 per 200 s.f. GFA	
Golf courses & Country Clubs	71391	N	N	N	P	N	P	P	N	P	5.0 per hole	
Marinas	71392	N	N	N	N	N	P	P	P	P	1.0 per slip	
Public parks & playgrounds	71394	P	P	P	P	P	P	P	P	P	1% land area	
Physical fitness facilities	71394	N	P	P	P	P	P	P	N	N	1.0 per 300 s.f. GFA	
Bowling centers	71395	N	N	N	P	P	N	N	N	N	5.0 per lane	
Coin operated amusement non-cash payouts	71399	N	N	P	P	P	N	N	N	N	1.0 per 200 s.f. GFA	
All other Amusement & Recreational Industries	71399	N	N	N	P	N	N	N	N	N	1.0 per 200 s.f. GFA	
Sector 72: Accommodation and Food Services	NAICS	B-1	B-1A	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements	
Accommodations	721											
Hotels & motels	72111	N	N	N	P	P	P	N	N	N	1.0 per rental unit	
Bed and Breakfast Inns (Sec. 3.3)	721191	C	C	N	P	P	P	N	C	C	1.5 per bedroom	
Camps & recreational vehicle parks	721191	N	N	N	C	N	N	N	N	C	Not applicable	
Rooming & boarding houses, dormitories, group housing	72121	N	N	N	P	N	N	N	N	N	1.0 per bedroom	
Eating Places	7221-3	N	P	P	P	P	P	P	P	N	1.0 per 150 s.f. GFA	
Drinking Places (Sec. 3.20)	7224	N	N	N	C	C	N	N	N	N	1.0 per 150 s.f. GFA	
Sector 81: Other Services (except Public Administration)												
Auto repair & maintenance (Sec. 3.13)	8111	N	N	N	P	P	N	N	C	N	1.0 per 500 s.f. GFA	
Car washes (multiple bays)	811192	N	N	N	P	N	N	N	N	N	None	
Other Repair (Sec. 3.13)	8112-4	N	N	P	P	P	N	P	C	N	1.0 per 350 s.f. GFA	
Shoe repair, shoe shine shops	81143	N	N	P	P	P	N	N	N	N	1.0 per 300 s.f. GFA	
Personal & Laundry services	812											
Personal Care Services	81221	N	P	P	P	P	N	N	P	N	2.5 per chair basin	
Tattoo Facilities (Sec. 3.23)	812199	N	N	N	C	N	N	N	N	N	1.0 PER 150 s.f. GFA	
Funeral Homes & Services	81221	P	P	P	P	P	N	N	N	N	5.0 plus 1.0 per 2 seats main assembly	
Cemeteries	81221	N	N	N	P	N	N	N	P	P	None	
Crematories	81222	N	N	N	N	N	N	P	N	N	1.0 per 500 s.f. GFA	
Laundry & Dry Cleaning Services	8123	N	N	N	P	P	N	P	N	N	1.0 per 500 s.f. GFA	
Coin operated laundries/dry cleaning	81231	N	P	P	P	P	N	N	P	N	1.0 per 250 s.f. GFA	
Pet Care	81291	N	N	N	P	N	N	P	P	P	1.0 per 1,000 s.f. GFA	
Automotive parking lots & garages	81293	N	N	P	P	P	P	P	N	N	None	
Sexually oriented business (Sec. 3.15)	81299	N	N	N	C	N	N	N	N	N	1.0 per 350 s.f. GFA	

All other personal services	81299	N	P	P	P	P	N	N	N	N	1.0 per 300 s.f. GFA
Religious, fraternal, professional, political, civic, business organizations	813	P	P	P	P	P	P	P	P	P	1.0 per 250 s.f. GFA
Religious Organizations	81211	P	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
All Other Organizations	8132-9	N	P	P	P	P	N	N	N	N	1.0 per 500 s.f. GFA
Sector 92: Public Administration											
Executive, legislative, & general govt.	921	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Justice, public order & safety	922	N	N	N	P	P	P	P	N	P	1.0 per 350 s.f. GFA
Courts	92211	N	N	N	P	P	N	N	P	P	1.0 per 350 s.f. GFA
Police Protection	82212	P	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Correctional institution	92214	N	N	N	P	P	N	P	N	P	1.0 per jail cell, plus 1.0 per 250 s.f. GFA
Fire Protection	92216	P	P	P	P	P	P	P	P	P	4.0 per bay
Administration of human resources	923	P	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Ad. of environ. Quality & housing prog.	924-5	P	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Administration of economic programs	926	P	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Space Research & Technology	927	N	N	N	P	P	P	P	N	N	
National Security & Internal Affairs	928	N	N	N	P	P	P	P	N	N	
Residential Uses											
Site Built Dwellings	NA										
	NAICS	B-1	B-1A	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements
Single-family detached	NA	P	P	P	P	N	N	N	P	P	None
Duplex	NA	N	N	N	N	N	N	N	P	N	2.0 spaces per unit
Multi-family, apts. (Sec. 3.19)	NA	N	N	N	P	C	P	N	N	N	1.5 spaces per unit
Rooming & Boarding houses	72131	N	N	P	P	P	N	N	N	N	1.0 spaces per bedroom
Manufactured Dwellings											
Residential designed (Sec. 3.4)	NA	N	N	N	N	N	N	N	C	C	2.0 spaces per unit
Standard designed (Sec. 3.4)	NA	N	N	N	N	N	N	N	C	C	2.0 spaces per unit
Mobile Homes (Sec. 3.5)	NA	N	N	N	N	N	N	N	N	N	2.0 spaces per unit
Modular Homes	NA	P	P	P	P	N	N	N	P	P	2.0 spaces per unit
Accessory Uses to Residential Uses											
Bathhouses & cabanas	NA	P	P	P	P	N	NA	NA	P	P	None
Domestic animal shelters	NA	P	P	P	P	N	NA	NA	P	P	None
Non-commercial greenhouses	NA	P	P	P	P	P	NA	NA	P	P	None
Private garage & carport	NA	P	P	P	P	P	NA	NA	P	P	None
Storage building	NA	P	P	P	P	P	NA	NA	P	P	None
Swimming pool, tennis courts	NA	P	P	P	P	P	NA	NA	P	P	None
Auxiliary shed, workshop	NA	P	P	P	P	N	NA	NA	P	P	None
Home occupation (Sec. 3.8)	NA	P	P	P	P	P	NA	NA	C	C	None
Horticulture, gardening	NA	P	P	P	P	P	NA	NA	P	P	None
Family day care home	NA	P	P	P	P	P	NA	NA	P	P	None
Satellite dishes, etc.	NA	P	P	P	P	P	NA	NA	P	P	None
Accessory Uses to Residential Uses											
Buildings, structures	NA	P	P	P	P	P	P	P	P	P	None
Open storage (Sec. 3.18)	NA	N	N	N	C	N	C	C	C	N	None
Temporary Uses											
All Temporary Uses (Sec. 3.9)	NA	C	C	C	C	C	C	C	C	C	None

Notes:

a. Off street parking is not required in the B-4 District.

WHEREAS, Florence City Council concurs in the aforesaid application, findings and recommendations:

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF:

1. That an Ordinance is hereby adopted by amending the Zoning Ordinance as shown above.
2. That this Ordinance shall become effective immediately.

ADOPTED THIS _____ DAY OF _____, 2011

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

VIII. a.
Resolution
No. 2011-29

DATE: December 12, 2011

AGENDA ITEM: First Reading, Ordinance to Name Marion Street Fire Station

DEPARTMENT/DIVISION: Urban Planning & Development

I. ISSUE UNDER CONSIDERATION

Name the Marion Street Fire Station, 250 East Marion Street, TMN 90086-06-010.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

On November 8, 2011, Planning Commission held a public hearing on this matter. Planning Commissioners recommended 7-0, two possible names for the fire station: Bland-Hawkins-Quillen or First Six.

III. POINTS TO CONSIDER

1. City Council had been asked to consider names for the Marion Street Fire Station. In accordance with the recently adopted naming policy for public facilities, Council referred the request to Planning Commission because the Commission is now responsible for naming public facilities.
2. A group of concerned community residents suggested that names of African-American employees who have served the fire station be considered.
3. Of the names suggested, Planning Commission narrowed the list down to two names.
4. Planning Commission recommended by unanimous vote, 7-0, Bland-Hawkins-Quillen or First Six.

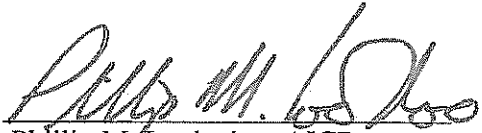
IV. OPTIONS

City Council may:

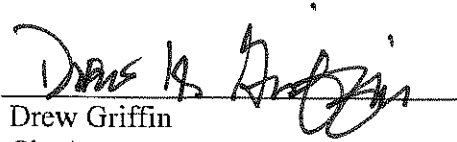
1. Approve the request as presented based on the information submitted.
2. Defer the request should additional information be needed.
3. Suggest other alternatives
4. Deny the request.

IV. ATTACHMENTS

1. Ordinance
2. Staff Report
3. Memo from citizen committee



Phillip M. Lookadoo, AICP
Urban Planning & Development Director



Drew Griffin
City Manager

**STAFF REPORT
TO THE
CITY OF FLORENCE PLANNING COMMISSION**

CASE NO: PC# 2011-12

DATE: November 8, 2011

SUBJECT: Naming the Marion Street Fire Station

STAFF ANALYSIS

City Council has been asked to consider names for the Marion Street Fire Station located at 250 East Marion Street. It has also been suggested that names of African-American employees who have served the fire station be considered. Three names have already been recommended. They are: First Six, in recognition of the first six African-American firemen; Hawkins/Bland, honoring battalion chiefs; and, Hosea Zuillen, the longest surviving fireman of the six, who also served the longest as fireman.

Because naming public facilities is a Planning Commission function, Council would like the Commission to make a recommendation on naming the Marion Street Fire Station. The three aforementioned names should be considered, as well as any others proposed by concerned citizens or the Commission itself. Actively employed City of Florence employees should not be considered in the naming. And, the Commission should recommend no more than three names.

October 31, 2011

To: Florence City Council

From: A Committee of Concerned Citizens to Name #2 Fire Station on East Marion St.

A committee of concerned citizens met to discuss naming #2 Fire Station for the first six African American firemen that was hired in 1953. (James Daniels, Lawrence Hawkins, Hosea Quillen, Norman Saunders, Cornelius Sims and Louis Smalls) After some discussion, the committee narrowed the name to Bland (Horace), Hawkins (Lawrence) and Quillen (Hosea) (Bland-Hawkins-Quillen Fire Station).

Also, the committee would like to have a day set aside for the recognition.

The committee is requesting to be place on City Council Agenda for November 14, 2011.

Committee Members

Robert Jones, Chrp.

Janice Hawkins, Co-Chrp.

Launeal Black

Donnaraye Hawkins

LaRosa Sanders

Norma Jean Singleton

Hosea Quillen

Novia Bland

Alethia King

Helen Sims

Brittney Williams

Marvin Black

Joneithia Williams

Robin Jones

Sandra Bland

(STATE OF SOUTH CAROLINA)
()
(CITY OF FLORENCE)

RESOLUTION NO. 2011 –

WHEREAS, A Public Hearing was held in Room 603 of the City-County Complex on November 8, 2011 at 6:30 p. m. before the City of Florence Planning Commission and notice of said hearing was duly given; and
WHEREAS, A group of concerned citizens met to discuss naming the station; and
WHEREAS, These citizens addressed their concerns at the Planning Commission Public Hearing; and
WHEREAS, The Planning Commission recommended by unanimous vote, 7-0, two names; Bland-Hawkins-Quillen or First Six.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Florence, South Carolina concurs in the aforesaid application, findings and recommendations, that the Marion Street Fire Station shall be named

Bland-Hawkins-Quillen Fire Station

AND IT IS SO RESOLVED, this 12th day of December, 2011.

ADOPTED THIS 12th day of December, 2011.

APPROVED AS TO FORM:

JAMES W. PETERSON, JR.
CITY ATTORNEY

STEPHEN J. WUKELA
MAYOR

ATTEST:

DIANNE M. ROWAN
MUNICIPAL CLERK

(STATE OF SOUTH CAROLINA)
()
(CITY OF FLORENCE)

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WHEREAS, These citizens addressed their concerns at the Planning Commission Public Hearing; and
WHEREAS, The Planning Commission recommended by unanimous vote, 7-0, two names; Bland-Hawkins-Quillen or First Six.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Florence, South Carolina concurs in the aforesaid application, findings and recommendations, that the Marion Street Fire Station shall be named

First Six Fire Station

AND IT IS SO RESOLVED, this 12th day of December, 2011.

ADOPTED THIS 12th day of December, 2011.

APPROVED AS TO FORM:

JAMES W. PETERSON, JR.
CITY ATTORNEY

STEPHEN J. WUKELA
MAYOR

ATTEST:

DIANNE M. ROWAN
MUNICIPAL CLERK

FLORENCE CITY COUNCIL MEETING

**VIII. b.
Resolution
No. 2012-01**

DATE: January 9, 2012
AGENDA ITEM: Resolution Amendment
DEPARTMENT/DIVISION: Community Services

I. ISSUE UNDER CONSIDERATION

A resolution to amend Resolution No. 2008-12, which reallocated \$74,507.85 of CDBG funding to the Boys and Girls Club for roof repairs. These funds will be used to purchase playground equipment at Timrod Park. The general funds that are already allocated to purchase the playground equipment at Timrod Park will be used to pay for the roof repair at the Boys and Girls Club.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

In 2008, the Boys and Girls Club asked Council to fund their \$75,000 roof repair. On September 8, 2008, city staff informed City Council that there was approximately \$75,000 in unexpended CDBG funding that could be used to fund the roof repair of the Boys and Girls Club. The Florence City Council held a CDBG public hearing on October 13, 2008 to solicit citizen's input on the utilization of unused CDBG funds. City Council unanimously passed Resolution No. 2008-12 on October 20, 2008 that reallocated \$74,507.85 in unexpended CDBG funding for the roof repair of the Boys and Girls Club.

III. POINTS TO CONSIDER

1. CDBG regulations require that we utilize a formal bidding process whenever CDBG dollars are used in a project.
2. The Boys and Girls Club repaired their roof without incorporating the necessary CDBG procurement language, therefore, staff could not utilize CDBG funding to repair their roof.
3. The current budget has \$100,000 budgeted for playground equipment in Timrod Park. Staff is requesting to use \$75,000 of these funds to repair the roof at the Boys and Girls Club. We will then purchase \$75,000 of playground equipment with CDBG funding that was originally set aside for the roof repair at the Boys and Girls Club.

4. CDBG funding can only be used to meet three national objectives: aid in the elimination of slum and blight; benefit to low-moderate income persons; and meeting a need having particular urgency.

IV. OPTIONS:

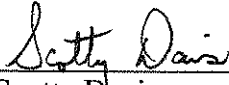
City Council may:

1. Approve and adopt the Resolution as presented.
2. Approve and adopt an alternative budget.

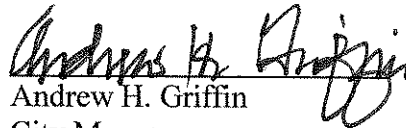
V. PERSONAL NOTES:

VI. ATTACHMENTS

Florence City Council Minutes – September 8, 2008
Florence City Council Minutes – October 13, 2008
Florence City Council Minutes – October 20, 2008
Letter from Finance Director
Resolution



Scotty Davis
Director of Community Services



Andrew H. Griffin
City Manager

**REGULAR MEETING OF FLORENCE CITY COUNCIL
SEPTEMBER 8, 2008 - PAGE 7**

Mr. Phillip Lookadoo, Director of Urban Planning and Development, reported than an annexation request has been received by South Florence Developers, Inc. and Ferrell Prosser for properties located off Howe Springs Road and shown more specifically on Tax Map 00180-01-010 (42.27 acres) and 00180-01-017 & 008 (10 foot strip for contiguity).

The property is contiguous to the city limits with both water and sewer services available. There is a reimbursement cost of \$87,000 to the developer for the lift station and force main. The larger property requesting annexation is a 90 lot subdivision (Spring Haven) which is under development.

This property is currently zoned R-1, Single-Family Residential and RU-1, Rural Community District by previous action of Florence County Council.

Councilman Holland made a motion to pass Bill No. 2008-49 on first reading. Councilman Brand seconded the motion, which carried unanimously.

REPORTS TO COUNCIL

APPOINTMENTS TO BOARDS AND COMMISSIONS

HISTORICAL COMMISSION

Mayor Pro tem Williams made a motion to reappoint Mr. Andrew Kampiziones to serve on the Historical Commission. Councilman Woodard seconded the motion, which carried unanimously.

Mr. Andrew Kampiziones was reappointed to serve on the Historical Commission for a term to begin immediately and end June 30, 2012.

PARKS, BEAUTIFICATION, AND LEISURE SERVICES COMMISSION

Mayor Pro tem Williams made a motion to defer appointments to this Commission. Councilman Holland seconded the motion, which carried unanimously.

MR. DAVID WILLIAMS - A REPORT ON A REQUEST FOR FUNDING FOR ROOF IMPROVEMENTS BY THE BOYS AND GIRLS CLUB.

Mr. Williams reported that a few months ago, Mr. Neal Zimmerman gave a report to Council on the renovations and improvements for the Boys and Girls Club. At that time Mr. Zimmerman informally indicated to Council that if the City were in a position to assist with the roof improvements that are needed, any assistance would be appreciated. The repairs were estimated to be \$75,000. At that time funds were not available and Council took no action. Also, at the time the budget was put together for this year, Council was unable to find funds for the project. Since then the City has determined that in the CDBG budgets from the grant years of 2002, 2003 and 2004, there are still some remaining funds that had originally been earmarked for downtown redevelopment. Because these funds have not been used, staff is recommending to council, the funds from those three grant years, be reallocated and used for the roof improvements at the Boys and Girls Club, which is a CDBG eligible expense. In order to do that, a public hearing would need to be held before Council could take any action to reallocate these funds. A public hearing could be scheduled for the October 13, 2008 meeting.

Mayor Pro tem Williams made a motion to approve a public hearing for October 13, 2008. Councilman Holland seconded the motion, which carried unanimously.

REGULAR MEETING OF FLORENCE CITY COUNCIL
OCTOBER 13, 2008 - PAGE 2

APPEARANCE BEFORE COUNCIL

Mr. Kyle Edney - Assistant Director, Florence County Economic Development Partnership

Mr. Edney appeared before Council on behalf of the staffing Board of the Florence County Economic Development Partnership to say thank you to the City of Florence for their contributions to the announcement made earlier in the year by the H. J. Heinz Company to locate a new frozen food manufacturing facility in Florence. This is the first new manufacturing facility by Heinz in over 30 years. This facility will create 350 new quality jobs for this area. Mr. Edney thanked Council for all they did to make it possible for H. J. Heinz to locate in Florence County.

Mr. John Chase, Chairman of the Florence County Legislative Day Committee - to make a presentation regarding Florence County Legislative Day 2009

Mr. Chase reported that the 7th annual Florence County Legislative Day would be held on March 24, 2009 in Columbia. The Committee is currently working on a theme for this year's event. Mr. Chase reported that a record number of 412 visitors came to the reception last year.

Mr. Chase made a formal request for funding in the amount of \$10,000 for this event.

Councilman Holland made a motion to approve the request. Councilman Bradham seconded the motion, which carried unanimously.

Mr. Gary Finklea, President of Strengthening Florence Families - to speak on behalf of Strengthening Florence Families

Mr. Finklea reported that a group of concerned residents had organized Strengthening Florence Families to raise awareness and to communicate truthful and accurate information regarding the referendum on the November 4 ballot regarding Sunday alcohol sales. Strengthening Florence Families is not in favor of the referendum to allow sales of alcohol on Sundays in the City of Florence.

Mr. Robbie Hill of HillSouth spoke in favor of the November 4 referendum.

Mrs. Barbara Burgess - to speak to Council regarding a municipal issue

Mrs. Burgess spoke to council regarding a traffic violation involving her disabled adult son. Mrs. Burgess requested Council to consider having the case dismissed.

Mayor Willis stated that Council would look into this issue.

PUBLIC HEARING

TO SOLICIT CITIZEN'S INPUT ON THE UTILIZATION OF UNUSED CDBG FUNDS FROM THE GRANT YEARS OF 2002, 2003, 2004.

Mayor Willis declared the public hearing open at 2:00 p.m.

Mr. Scotty Davis, Director of Community Services, reported that the City of Florence receives Community Development Block Grant funds each year. There is approximately \$74,507.85 from previous year's budgets in unexpended funds. Mr. Davis stated that staff will prepare a Resolution with their recommendation for the allocation of these funds for Council's consideration.

Mayor Willis closed the public hearing at 2:02 p.m.

INTRODUCTION OF ORDINANCES

BILL NO. 2008-52 - FIRST READING

AN ORDINANCE TO AMEND SECTION 2-21 OF THE CITY OF FLORENCE, SOUTH CAROLINA CODIFIED ORDINANCES ENTITLED COMPENSATION.

An Ordinance to amend Section 2-21 of the City of Florence, South Carolina Codified Ordinances entitled Compensation was passed on first reading.

Councilman Robinson stated that he is requesting that City Council's compensation be brought up to the same level as County Council's compensation. This request is in light of the increase in expenses required for City Council members to do the work they are expected to do. This Ordinance would allow for the Mayor's compensation to increase from \$17,625 to \$18,266 and each Council member's compensation would increase from \$10,940 to \$15,810.

Councilman Robinson made a motion to pass Bill No. 2008-52 on first reading. Mayor Pro tem Williams seconded the motion.

Councilman Woodard made a motion to amend the Ordinance to provide for the compensation to be made over a three year period.

The amendment failed for lack of a second.

Councilman Brand stated that because of the state of the economy he would have a difficult time voting for an increase

After a discussion, Councilman Holland made a motion to amend the Ordinance to provide for the increase in compensation to be made over a three year period in equal installments, with the first increase to be made December 1, 2008, the second increase on December 1, 2009, and the third and final increase on December 1, 2010. Councilman Woodard seconded the motion.

Voting aye for the amendment were Mayor Willis, Mayor Pro tem Williams, Councilman Robinson, and Councilman Bradham.

Voting no was Councilman Brand and Councilman Holland.

Voting aye for Bill No. 2008-52 as amended was Mayor Willis, Mayor Pro tem Williams, Councilman Robinson and Councilman Bradham.

Voting no was Councilman Brand and Councilman Holland.

INTRODUCTION OF RESOLUTION

RESOLUTION NO. 2008-12

A RESOLUTION TO REALLOCATE \$74,507.85 IN UNEXPENDED COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FROM FY 2002-2004.

A Resolution to reallocate \$74,507.85 in unexpended Community Development Block Grant Funds from FY 2002-2004 was adopted by Council.

Mayor Pro tem Williams made a motion to adopt Resolution No. 2008-12. Councilman Holland seconded the motion, which carried unanimously.

Scotty Davis

From: Thomas Chandler
Sent: Tuesday, December 06, 2011 5:39 PM
To: Scotty Davis
Cc: Drew Griffin
Subject: Boys and Girls Club Roof

Scotty:

As a follow-up to our discussion last week and this morning concerning reimbursement for the Boys & Girls Club roof, I am confirming that if City Council authorizes a revision to Resolution No. 2008-12 so that the \$74,507.85 of CDBG funding designated by Council for Boys & Girls Club roof related repairs can be redirected to the purchase of playground equipment at Timrod Park for a like amount, the appropriation for the Boys & Girls Club roof would be funded from the General Fund.

As discussed, funding is currently available in the FY 2012 General Fund budget in the amount of \$100,000 for Timrod Park playground equipment. These funds are budgeted in the Parks & Leisure Services Department in line item 10-451-0081. As also discussed, the City Manager would be authorized to approve a budget adjustment that would transfer approximately \$75,000 from the Parks line item for the playground equipment to a line item designated for reimbursement to the Boys and Girls Club for the roof repair. This transfer would be contingent upon City Council authorizing the use of approximately \$75,000 of CDBG funds for playground equipment at Timrod Park as noted above.

Please let me know if you have questions

Thomas

Thomas W. Chandler
Finance Director
City of Florence
City County Complex BB
180 North Irby Street
Florence, SC 29501-3456
Tel: 843-665-3162
Fax: 843-665-3111
tchandler@cityofflorence.com

Resolution NO. 2012-

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF FLORENCE, SOUTH CAROLINA**

WHEREAS, the City of Florence is an Entitlement City as defined by the United States Department of Housing and Urban Development; and

WHEREAS, the City of Florence has identified **\$74,507.85** of unexpended Community Development Block Grant funding from the United States Department of Housing and Urban Development for fiscal years 2002-2004; and

WHEREAS, the City of Florence is required by the United States Department of Housing and Urban Development to approve and adopt a Community Development Block Grant budget;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Florence, South Carolina in a meeting duly assembled do hereby reallocate said Community Development Block Grant funds from fiscal year 2002-2004 as follows:

Playground Equipment for Timrod Park - \$74,507.85

ADOPTED, this 12th day of January, 2012.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen Wukela, Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

**VIII. c.
Resolution
No. 2012-02**

DATE: January 9, 2012

AGENDA ITEM: Introduction of Resolution

DEPARTMENT/DIVISION: City Council

ISSUE UNDER CONSIDERATION: A Resolution in support of retaining the Area Mail Processing Operations at the Florence Processing and Distribution Facility.

(STATE OF SOUTH CAROLINA)
()
(CITY OF FLORENCE)

RESOLUTION NO. 2012 – 02

WHEREAS, The City of Florence has been informed that an Area Mail Processing study was initiated to evaluate moving the mail processing operations from the Florence Processing and Distribution Facility to a Columbia facility; and

WHEREAS, the initial result of that study recommended the closure of the Processing and Distribution Center in Florence with a net decrease of approximately 39 positions; and

WHEREAS, a principle cost saving measure proposed by the consolidation is the loss of overnight delivery to a 2 to 3 day standard; and

WHEREAS, a significant concern has been expressed that this loss of overnight delivery in Florence will result in deficient mail delivery for Pee Dee and Florence area residents; and

WHEREAS, a public hearing was held on December 19, 2011 and at that meeting local residents expressed their concerns regarding issues related to service and the belief that the loss of overnight delivery will cause the Florence community to be less competitive in attracting future service related business as well as retaining those that currently call Florence home.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Florence, South Carolina opposes the consolidation of the Florence Processing and Distribution Facility with the Columbia Processing and Distribution Center.

AND IT IS SO RESOLVED, this 9th day of January, 2012.

APPROVED AS TO FORM:

JAMES W. PETERSON, JR.
CITY ATTORNEY

STEPHEN J. WUKELA
MAYOR

ATTEST:

DIANNE M. ROWAN
MUNICIPAL CLERK

**IX. a.
Other Business**

FLORENCE CITY COUNCIL MEETING

DATE: January 9, 2012

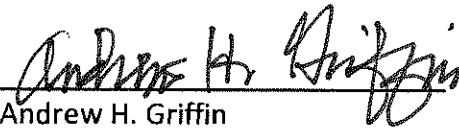
AGENDA ITEM: Other Business

DEPARTMENT/DIVISION: City Council

ISSUE UNDER CONSIDERATION:

CURRENT STATUS/PREVIOUS ACTION TAKEN:

1. During a City Council Meeting held on February 8, 2010, Mr. Terry James and Mr. Danny Ellerbe, representatives of the Florence Youth Basketball League (a City sponsored league), appeared before Council and requested that the City consider funding the construction of a gym that will accommodate the league's present and future needs.
2. During a City Council Meeting held on March 8, 2010, the Parks and Beautification Commission presented the annual plan which included the future construction of a basketball gym (five year goal) in support of the Florence Youth Basketball League.
3. On October 10, 2011 a Resolution was considered by City Council to fund a capital construction expense for a basketball gym and youth outreach center. Council voted to defer action pending a worksession to discuss the matter further.
4. A Special Council Meeting was held on November 16, 2011 where additional information was presented to Council regarding the needs of a gymnasium. A decision was made to schedule a worksession to review priorities within the City of Florence and to further discuss the need of a gymnasium.
5. The worksession is scheduled for January 5, 2012 to consider further action on this and discuss priorities for the City.
6. Depending on Council action at the January 5, 2012 worksession, this issue will be carried forward to the regular City Council Meeting of January 9, 2012.



Andrew H. Griffin
City Manager

FLORENCE CITY COUNCIL MEETING

DATE: October 10, 2011

AGENDA ITEM: Resolution

DEPARTMENT/DIVISION: City Council

ISSUE UNDER CONSIDERATION: To give consideration to a Resolution committing the City of Florence to fund a capital construction expense for a basketball gym and youth outreach center.

CURRENT STATUS/PREVIOUS ACTION TAKEN:

1. During a City Council Meeting held on February 8, 2010, Mr. Terry James and Mr. Danny Ellerbe, representatives of the Florence Youth Basketball League (a City sponsored league), appeared before Council and requested that the City consider funding the construction of a gym that will accommodate the league's present and future needs.
2. During a City Council Meeting held on March 8, 2010, the Parks and Beautification Commission presented the annual plan which included the future construction of a basketball gym (five year goal) in support of the Florence Youth Basketball League.
3. No official action has been taken.

POINTS TO CONSIDER:

1. Prior to the passage of the Point of Sale Bill, millage increases were limited to the prior calendar year's average Consumer Price Index increase plus the percentage increase in the city's previous year population. For the City of Florence this would have limited the City to a millage increase of 16.8% or 9.2 mills for the current fiscal year.
2. With the passage of the Point of Sale Bill, a compromise allows local governments to "bank" or use in one year - up to the previous three years' total increases plus the current year increase. For the City of Florence this would provide an estimated millage increase of approximately 23.2% or 12.46 mills for next year. The 23.2% increase for next year assumes a growth of 2% of CPI and population growth for the City Florence.
3. The Point of Sale Bill is not limited to only capital related projects but may also be used for operating costs.
4. For capital projects funded with debt service millage, the City is not subject to millage caps.
5. However, the City is capped (without a public referendum) to a debt limit of 8% of the Taxable Assessed Value of all property within the municipal limits. The current debt limit is estimated at \$12,727,000.
6. During FY 2010 – 2011, City Council approved a budget that included a debt service capital millage increase of 3 mills for \$5,345,000 of total bonded debt.

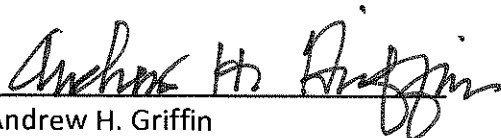
7. Given that action, the City has a net bonded debt limit (without a public referendum) of approximately \$7,382,000.
8. During FY 2010 – 2011, as noted above Council approved a capital plan that included a specific list of projects which are now substantially complete. In the consideration of the capital plan the City did discuss but chose to forego the following: two sanitation trucks, land and building acquisition and demolition (Bush Site property), Lola Jones Park improvements, and housing redevelopment projects.
9. The value of a mill for the City of Florence is approximately \$150,000, therefore if the City applied the full 12.46 mills the City would generate approximately \$1,869,000.
10. Per the attached information, construction costs associated with a basketball facility is estimated at approximately \$5,000,000.
11. It is estimated that the bonded debt for a \$5,000,000 project would be approximately \$450,000/annual payment (15 years) or 3 mills.
12. The resolution proposes the following name for the Facility – M.O.O.R.E Basketball and Youth Outreach Center. Ms. Pearl Moore is a 1979 graduate of Francis Marion University and a member of the Women's Basketball Hall of Fame with strong ties to the Florence community.
13. The City's Florence Youth Basketball League continues to grow and now serves up to 380 youth. The City through the basketball league conducts both a winter and summer programs for youth aged 5 through 17.

STAFF RECOMMENDATION:

Staff stands ready to carry out Council's action.

ATTACHMENTS:

1. Resolution No. 2011 – 24.
2. Sketch and cost estimate of the proposed building.
3. An executive summary of the proposed programs and mission statement for the facility.



Andrew H. Griffin
City Manager

(STATE OF SOUTH CAROLINA)
()
(CITY OF FLORENCE)

RESOLUTION NO. 2011-_____

A RESOLUTION EXPRESSING THE COMMITMENT OF THE CITY OF FLORENCE TO FUNDING THE CAPITAL CONSTRUCTION EXPENSE FOR THE M.O.O.R.E. BASKETBALL AND YOUTH OUTREACH CENTER

WHEREAS, the City Council recognizes the urgent need to provide productive and educational activity for the young people of our community in order to instill in them fitness, discipline, character, and a positive sense of self; and

WHEREAS, the City Council recognizes the usefulness of sports activities particularly when combined with academic tutoring and mentoring towards achieving that end; and

WHEREAS, the City Council is desirous of providing a basketball and youth outreach center that can be used as a center for such positive activities that serves the needs of the City and the School District; and

WHEREAS, the City Council is desirous of partnering with other entities including, Florence School District One and Francis Marion University, towards achieving that end; and

WHEREAS, the City Council recognizes that Ms. Pearl Moore, a 1979 graduate of Francis Marion University and recent inductee into the Women's Basketball Hall of Fame, epitomizes the athletic and academic success that the Council hopes to foster in the young people of this community, and Council is desirous of both honoring and partnering with her towards the success of the efforts of training, educating, and mentoring young people of this community described above; and

WHEREAS, it is the City Council's earnest hope that by committing to fund the capital construction cost of such a basketball and youth outreach center the City may persuade Florence School District One and Francis Marion University to partner with the City in assuming the operational costs, in providing a location for the facility, and in participating in the design of the facility.

NOW, THEREFORE, BE IT RESOLVED, BY MAYOR AND CITY COUNCIL OF THE CITY OF FLORENCE, SOUTH CAROLINA, that

The City is hereby committed to funding the capital construction cost of a basketball and youth outreach center as described in Exhibit A attached, which is incorporated herein by reference.

THAT, the City Council hereby directs City Manager, with the aid of a committee of City Council, to negotiate with Florence School District One and Francis Marion University regarding their potential assumption of the cost of operating the facility, their potential provision of a location for the facility, and in their potential participation in the design of the facility.

THAT, the City Council hereby directs the City Manager, upon the successful completion of negotiations with Florence School District One and Francis Marion University, to prepare documents necessary for the approval of the Council to arrange a funding mechanism for the capital cost of the facility including, as necessary, any millage assessment and/or bond issuance.

AND IT IS SO RESOLVED, this ____ day of _____, 2011.

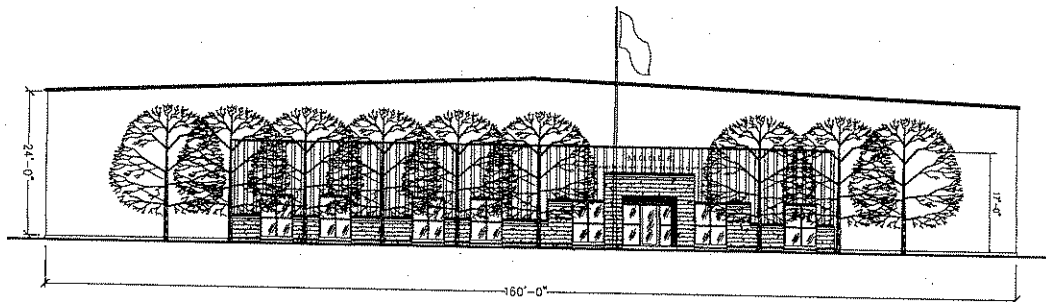
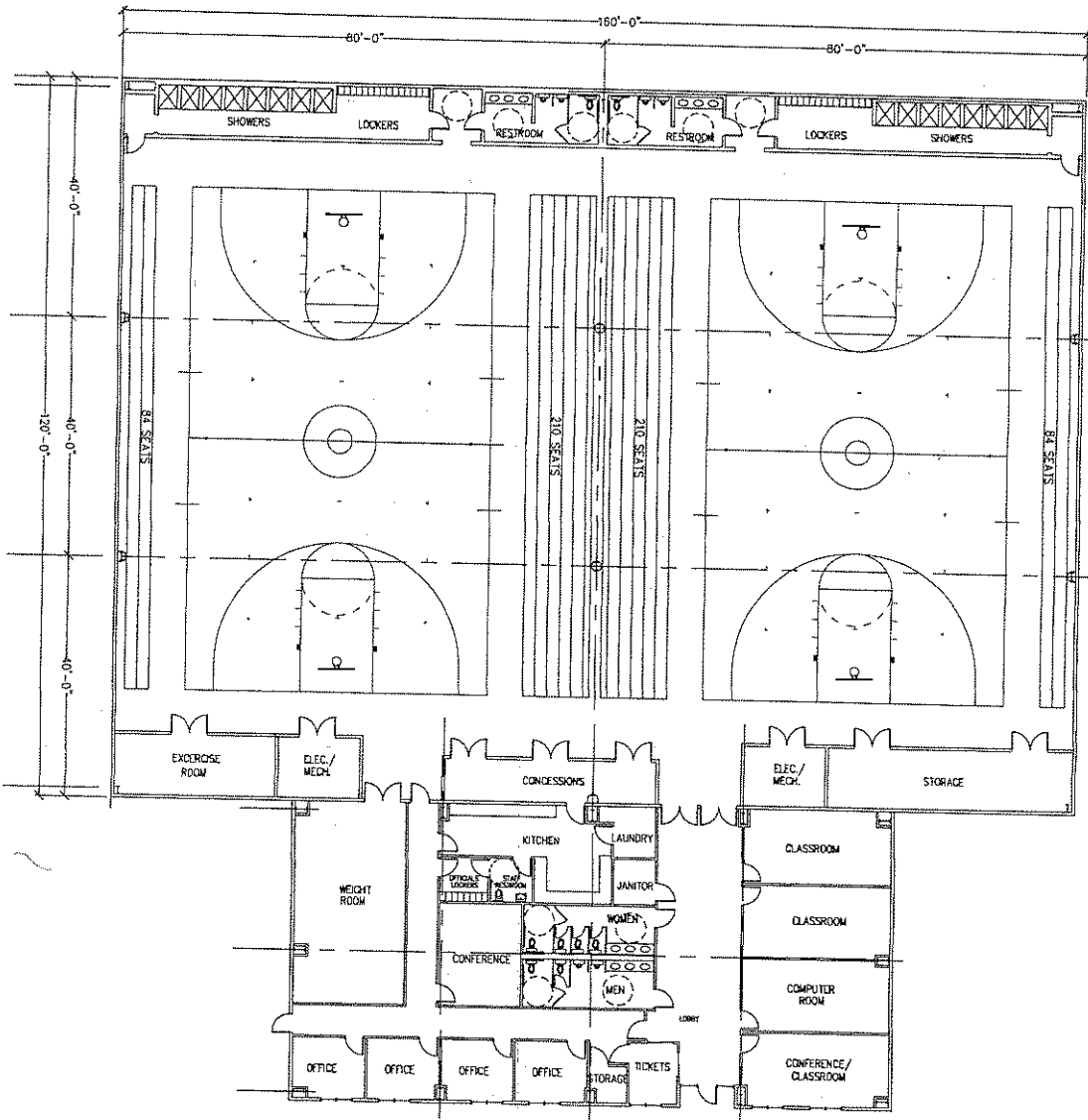
APPROVED AS TO FORM:

JAMES W. PETERSON, JR.

**STEPHEN J. WUKELA
MAYOR**

ATTEST:

**DIANNE M. ROWAN
MUNICIPAL CLERK**



M.O.O.R.E BASKETBALL AND YOUTH OUTREACH CENTER

Motivating and Optimizing Opportunities to Reach Excellence

AUGUST 2011

REVISED

PRELIMINARY BUDGET
M.O.O.R.E BASKETBALL AND YOUTH OUTREACH CENTER – 24,200 sq. ft.
AUGUST 24, 2011

Building Cost	\$3,146,000.00
• Locker Room upfits	\$ 70,000.00
• Gymnasium wood floor	\$ 160,000.00
• Bleachers 588 seats	\$ 60,000.00
Site Development Cost	<u>\$ 629,200.00</u>
Total Construction Cost	\$4,065,200.00
Fees, Testing, Surveys, Miscellaneous	<u>\$ 487,824.00</u>
Subtotal	\$4,553,024.00
Contingency/Inflation at 10%	<u>\$ 455,302.00</u>
Total	\$5,008,326.00

*Note: The above estimate is based on today's cost. I have assumed water and sewer to the site.



M.O.O.R.E. BASKETBALL AND YOUTH OUTREACH CENTER

Motivating and Optimizing Opportunities to Reach Excellence

EXECUTIVE SUMMARY

M.O.O.R.E. (Motivating and Optimizing Opportunities to Reach Excellence) Basketball and Youth Outreach Center will coach male and female teens ranging from eight to eighteen years of age in the sport of basketball. Basketball will be used as a tool to help capture the interest of our youth while promoting awareness and helping to bring neighbors and communities together.

It will be our goal to get into the heads of our young people which will enable us to learn more about their home and outside environment which will allow for a better understanding of their individual needs as it relates to the educational process and a structured discipline and mentoring regime.

Our youth will not only be coached in basketball, but will receive academic tutoring, mentoring and help with career development in order that they are prepared not only in the sport of basketball but also in the classroom as well as their community.

In order for our young people to succeed in life, they must possess a positive outlook into their future. We will strive to motivate and instill team play, trust, discipline, character and a positive sense of self.

The M.O.O.R.E. Basketball and Youth Outreach Center will assist as a feeder for our young men and women into Francis Marion University and other local colleges.

MISSION STATEMENT

Heighten interest and enthusiasm of teens to the importance of becoming productive citizens through effective mentoring and active engagement with their peers and adults while enhancing their skill of basketball.

VISION STATEMENT

It is the vision of M.O.O.R.E. (Motivating and Optimizing Opportunities to Reach Excellence) Basketball and Youth Outreach Center to coach and mentor our teens through the active sport of basketball while strengthening and developing their level of team play, trust, discipline, character, self-esteem and prepare them through active engagement within the community to become productive adults.

GOALS

The M.O.O.R.E. Basketball and Youth Outreach Center will teach its young people to **PLAY HARD**. We will be competitors without equal. Mentors, tutors, coaches and students will strive to make sure that no one prepares more thoroughly or works more diligently to become successful.

We will **PLAY SMART**. Everyone must strive meticulously to fulfill the educational needs of each young person to optimize their chance of reaching their potential of excellence while teaching them never to accept less. We will strive to feed each participant into their next level of success.

CARE. We will work together and go through the everyday effort necessary. As we work together we will develop a camaraderie that will force us and our young people to truly care about the entire team. When this happens, the team will do everything possible not to let each other down.

THINK. We will teach our young people to always think about the risk and reward involved in each decision we make.

TRY. We will try our very best, every time. The M.O.O.R.E. Basketball and Youth Outreach Center will always strive to make sure that no one prepares more thoroughly or diligently to become successful in everything we do.

While our coaches will always strive to win, it must be understood that the greater goal is to teach players some life-long lessons that they can use long after the ball stops bouncing.

Basketball will provide an avenue for social mobility and open doors to colleges players may not have thought of, gain admission to schools they may have not gotten into, get financial assistance to attend those schools and connect them with others who can help them after graduation. Players should begin to prepare for this early and make sure their academics as well as their attitudes are in order.

BASKETBALL BREAKTHROUGH:

Through basketball we will strive to keep our young people focused, motivated and playing hard.

On the very first day, we will establish our expectations and establish their role within the team.

We will show our players that they matter. The most effective way for getting young people to work hard for you and themselves, is to let them know that you sincerely care about them.

It is imperative that we show interest in their lives outside of basketball. We will get to know our players as individuals. Time will be spent talking to them one on one. It is important to let them know that they are important to us on and off the basketball court.

All of our actions will be model motivated. We will verbalize our philosophy so that our players will know what to expect and what to strive for.

An example of this is that is we tell our players that the best rebounders will be starters, then all of the players will pick up on that and strive to become good rebounders.

We will offer verbal rewards. Rewards grab attention—players and people love compliments. Whether we are running beginner basketball drills or drills that require more skill, praise will be given for improvement and for working hard.

Permissions will sometimes be rewarded based on outstanding efforts or reaching set goals. The permissions will be earned throughout practices and totaled up at the end. Permission could result in one less lap, suicide or other conditioning drill.

At all times, we will coach the success of the team. It is more fun to win together than it is to win alone and basketball is a team sport. It is pertinent that we remind players on a constant basis through our actions and words that they are a team. This will motivate them to work together for success.

By knowing each player's strength and weakness, we will be more able to keep an eye out for potential conflicts and enforce a team attitude.

Visualization is a valuable coaching tool and it is the one skill that all athletes can take away from their sport, no matter what level they perform at and use this skill to attain success the rest of their lives.

We will teach our players to visualize reaching their goals. Visualization teaches focus. It teaches planning, executing and succeeding. Each day we will ask our players to visualize a play that they're having difficulty perfecting, a shot they need to work on, or executing the drill of their choice.

It is important for us not to discipline or punish for poor or inappropriate behavior, but rather to discipline with the intent to teach our players and young people how to conduct themselves appropriately.

It is necessary that we discipline with consistency. If it is unacceptable to be late to practice then all who are late to practice must receive the same consequences no matter what.

Goals must also be set so that they know what to focus on and what they are striving for. Instead of setting prestigious statistics like scoring the most points, instead set goals such as team rebounds, defensive stats or low number of turnovers.

It will be important that we know what motivates some players and realize that the same thing may not motivate other players. We want to get to know our players as individuals and to know how they will respond individually and as a team to motivational tactics.

POSITIVE YOUTH OUTREACH:

Youth outreach is a policy perspective that emphasizes providing services and opportunities to support young people in developing a sense of competence, usefulness, belonging and empowerment. The youth outreach approach works best when communities are involved in creating a continuum of services and opportunities that our young people need to grow into happy, healthy and productive adults.

Youth outreach must be about people, programs, institutions and systems that provide youth with the supports and opportunities they need to empower themselves. Our youth outreach strategies will focus on giving young people the chance to form relationships with caring adults, build skills, exercise leadership and help their communities.

- Youth will be viewed as a valued and respected asset to society;
- Policies and programs will focus on the developmental needs and involve youth as partners rather than clients;
- Families, schools and communities will be engaged in developing environments that support youth;
- Youth will be involved in activities that will enhance their skills, competence, connections, character, confidence and contribution to society;
- Youth will be engaged in activities that promote self-understanding, self-worth, and a sense of belonging and resiliency;
- Youth will be given an opportunity to be involved in a meaningful way;
- Youth will receive a consistent system of positive reinforcement for desired behavior.



**Council Work Session
for
Discussion of Gymnasium**

November 16, 2011

Gymnasium History

- **1988 – 2000:** Gymnasium originally proposed as part of Freedom Florence - was moved to Phase II. Later the City amended the master plan and constructed an additional four-field softball complex.
- **1988 – 2002:** Because of use agreements with the School District, it was more cost-effective to use school facilities than to construct and maintain a City-owned facility.
- **2002:** Starting around 2002 with the City's participation in the International Children's Games, the concept of travelling basketball developed.
- **2002 – 2006:** With consolidation, the City's need for a new gymnasium diminished and discussion moved more toward a gymnasium and teen center for programming.

Gymnasium History

(Continued)

- **2006 – 2009:** When consolidation ended the basketball program reverted to the City. However, with league numbers down, the City was able to meet program demands using school facilities.
- **2006 – present:** Travelling basketball has continued to show growth within the Florence community.
- **2009:** During FY 2009 City Council funded \$200,000 for gymnasium/teen center debt service. During FY 2010 the funds were reassigned for a Council approved capital program.
- **2009 – present:** Given growth of the City's basketball program and expanded FSD1 athletic programs, the school facilities no longer meet the needs of the City's basketball program.

Gymnasium User Groups

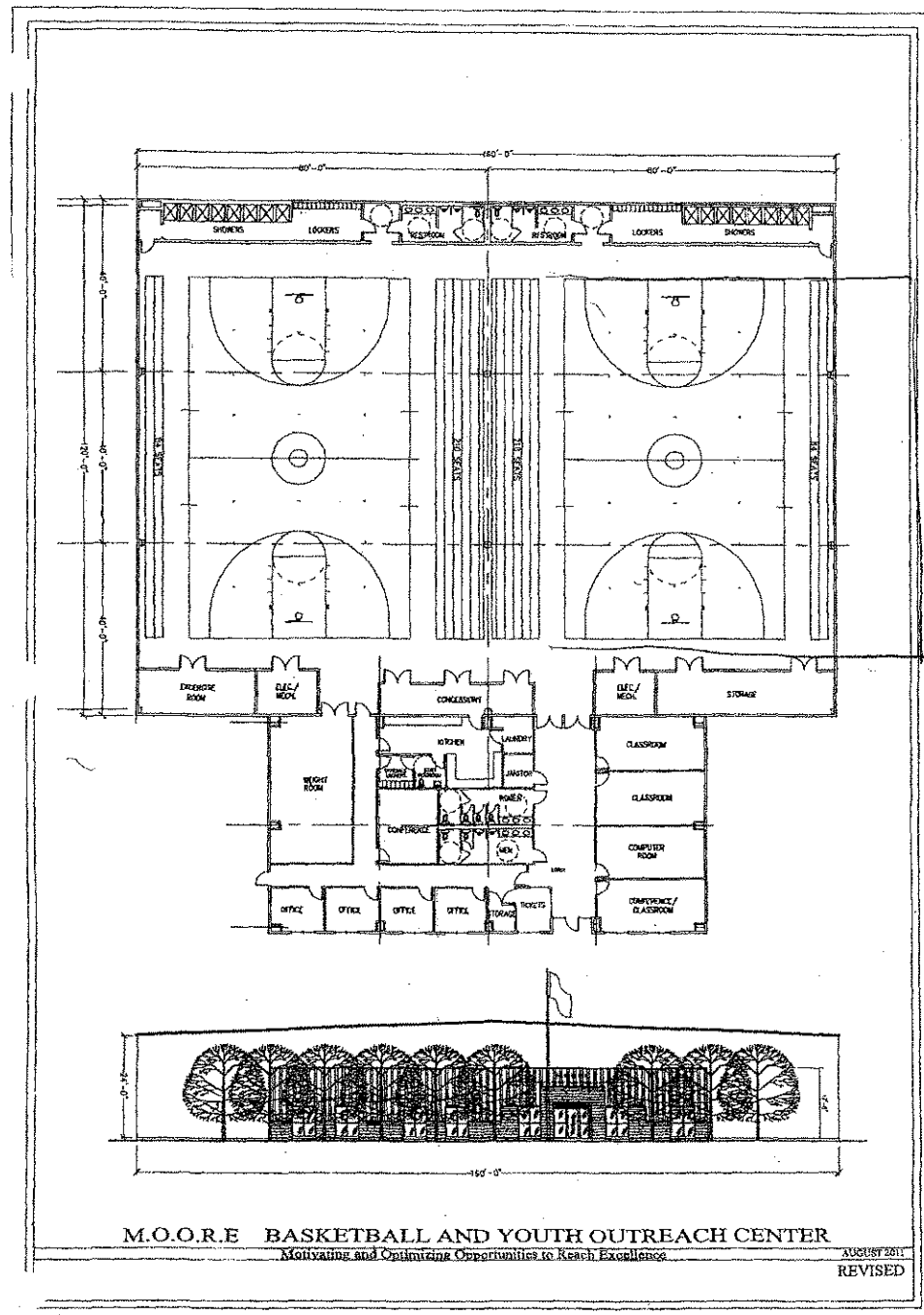
- **Florence Youth Basketball Association (City)**
 - December – March; 37 teams; Boys and girls ages 5-17; Approximately 400 participants; facilities used Moore Intermediate, Williams Middle Schools, and Barnes Street
 - June - July; 27 teams; Boys and girls ages 5-17; Approximately 300 participants
- **Florence Adult Basketball League (City)**
 - December – March; 6 teams; Ages 18 & over; Approximately 120 participants; facilities used Moore Intermediate and Williams Middle Schools
- **Travelling Basketball Program (Non-City)**
 - March – August; Currently 7 groups are organized that participate in travelling basketball programs; Approximately 10 teams totaling 120 participants (changes periodically); facilities used as available

Gymnasium User Groups

- **Florence Community Youth**
 - Year-round: Boys and Girls - Seventh to twelfth grade. Program would consist of a mixture of arts and culture, health and wellness, outdoor education, entrepreneurial skills, service learning, and self expression.

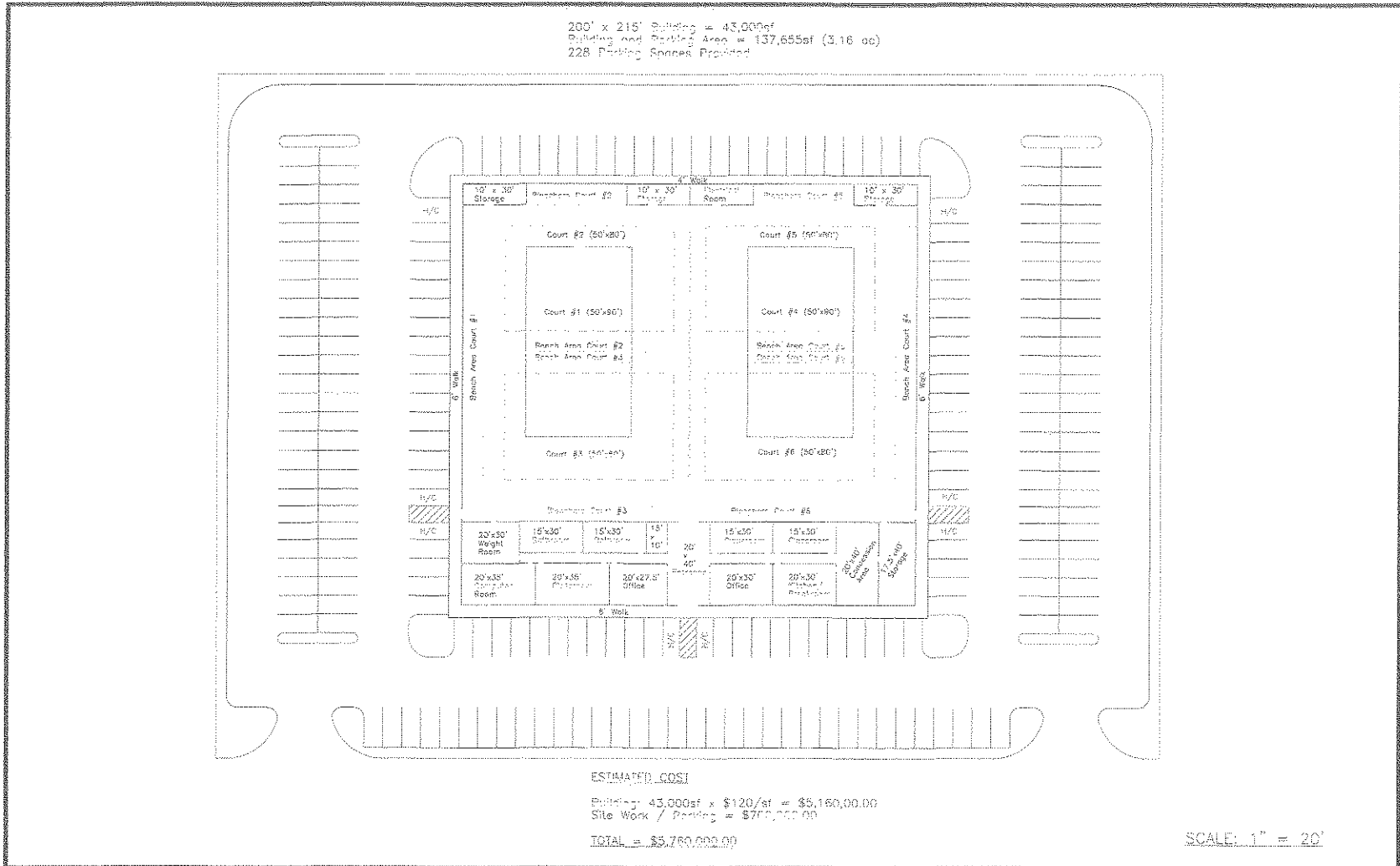
Proposal # 1

- 24,200 square feet facility
- 95,800 square feet parking
- 2.75 acres of land
- \$5,000,000 Estimated cost



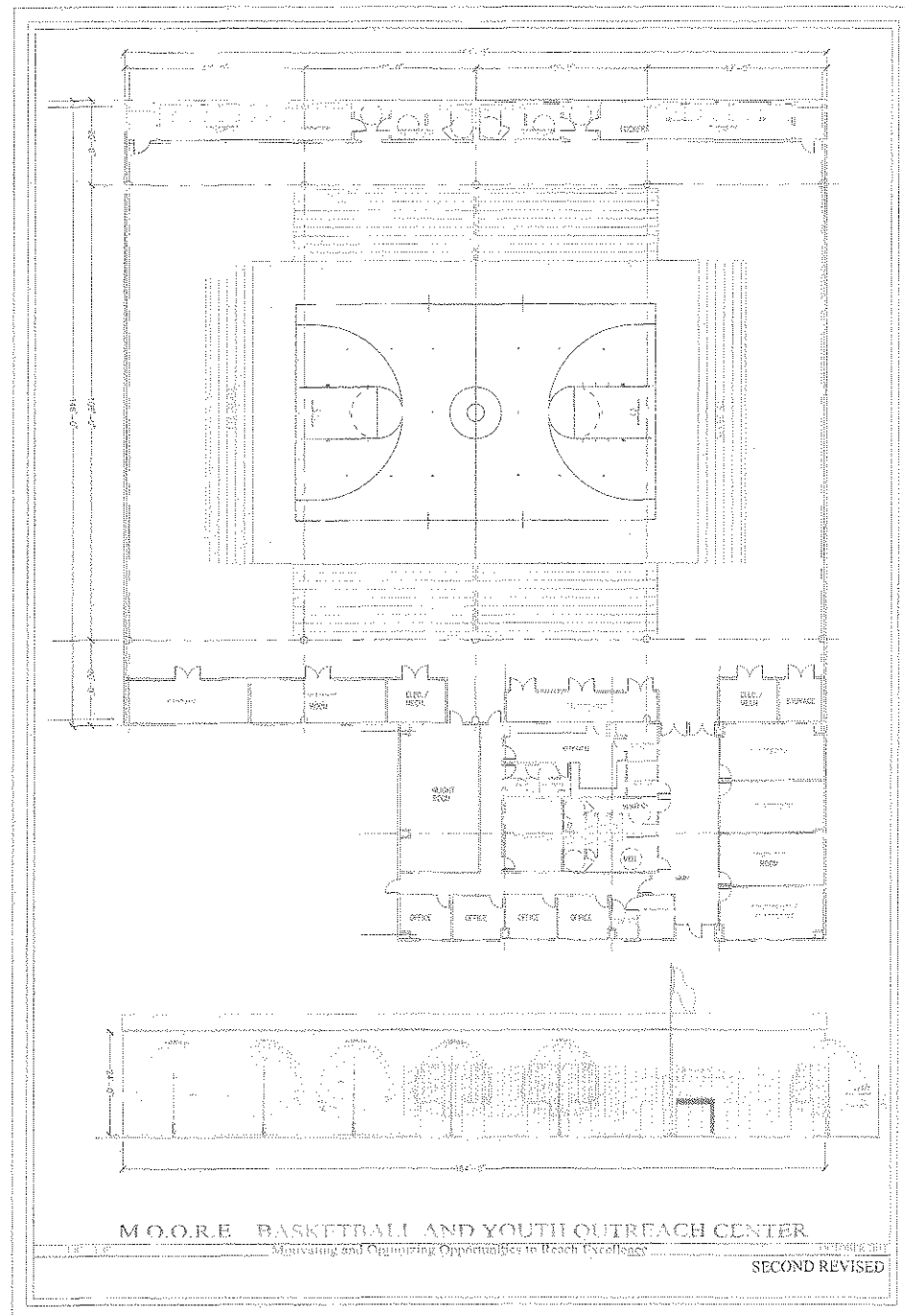
Proposal # 2

- 42,000 square feet facility
- 95,800 square feet parking
- 3.19 acres of land
- \$5,780,000 Estimated cost



Proposal # 3

- 28,940 square feet facility
- 63,800 square feet parking
- 2.13 acres of land
- \$6,000,000 Estimated cost



Funding Issues

- Total Capital Budget: Approximately \$6 million
- Debt Service Requirement: \$450,000 annually
- Debt Limit (without referendum): \$7.38 million
- Potential Sources of Funding
 - Millage (3 mill increase)
 - Hospitality (Restricted & Limited)
 - Fund Balance (Recommended Cap)
 - Grants or other Partnerships
 - Franchise Fee (Limited)
- Annual operating costs: Estimated \$200,000+

Discussion and Next Steps

Proceed with Gymnasium concept?

- If so, a project timeline should be developed.
- Staff will then determine appropriate size and scope of the project with funding options for Council consideration.



**SPECIAL MEETING OF FLORENCE CITY COUNCIL
WEDNESDAY, NOVEMBER 16, 2011 – 1:00 P.M.
CITY-COUNTY COMPLEX, COUNCIL CHAMBERS, ROOM 604
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT: Mayor Stephen J. Wukela called the special meeting to order at 3:06 p.m. with the following members present: Mayor Pro tem Buddy Brand; Councilwoman Teresa Myers Ervin; Councilman Stephen C. Powers; Councilman Edward Robinson; and Councilman Glynn F. Willis.

MEMBERS ABSENT: Councilwoman Octavia Williams-Blake was not present for the meeting.

ALSO PRESENT: Mr. Drew Griffin, City Manager; Mrs. Dianne M. Rowan, Municipal Clerk; Mr. Thomas Chandler, Director of Finance; Mr. Chuck Pope, Director of Public Works; and Mr. Scotty Davis, Director of Community Services.

MEDIA PRESENT: Notices of this special meeting were sent to the media informing them of the date, time and location of the meeting. Mr. John Sweeney of the Morning News was present for the meeting.

INVOCATION: Councilwoman Teresa Myers Ervin gave the invocation which was followed by the Pledge of Allegiance to the American Flag.

WORKSESSION

Mayor Wukela stated that the issue of a potential gymnasium has been before Council in the past. Council voted at the last meeting regarding this issue, to defer action until a worksession could be scheduled in order to have further discussion on the issue.

Mr. Drew Griffin, City Manager gave Council the following history of the proposed gym.

1988 – 2000: A gymnasium was originally proposed for construction as part of the Freedom Florence Master Plan. At the time of construction the gym was moved to Phase II. Later the City amended the master plan and constructed an additional four field softball complex where the gym was proposed to be located.

1988 - 2002: Because of the great relationship and use agreements with Florence School District One, it was more cost effective to use school facilities than to construct and maintain a city-owned facility.

2002: Starting around 2002, with the City's participation in the International Children's Game, the concept of travelling basketball developed.

2002 – 2006: With consolidation, the City's need for a new gymnasium diminished and discussion moved more toward a gymnasium and teen center for programming.

2006 – 2009: When consolidation ended the basketball program reverted to the City. However, with league numbers down, the City was able to meet program demands using school facilities.

2006 – Present: Travelling basketball has continued to show growth within the Florence community.

2009: During FY 2009 City Council funded \$200,000 for gymnasium/teen center debt service. During FY 2010 the funds were reassigned for a Council approved capital program.

2009 – Present: Given growth of the City's basketball program and expanded FSD1 athletic program, the school facilities no longer met the needs of the City's basketball program.

The gymnasium user groups are as follows:

●(City) Florence Youth Basketball Association runs from December to March. It is composed of 37 teams; boys and girls ages 5-17. There are approximately 400 participants. The City uses the facilities

**SPECIAL MEETING OF FLORENCE CITY COUNCIL
NOVEMBER 16, 2011 – PAGE 2**

at Moore Intermediate, Williams Middle School, and Barnes Street. There is also a summer program held in June and July with 27 teams; boys and girls ages 5-17 with approximately 300 participants. Presently, at these schools, during the season, the programs run seven days a week.

- (City) Florence Adult Basketball League runs from December through March with 6 teams for ages 18 and over. There are approximately 120 participants and the facilities at Moore Intermediate and Williams Middle School are used. About a year ago, the city partnered with the School District and the floors were refinished.

- (Non-City) Travelling Basketball Program runs from March through August. There are currently 7 organized groups that participate in travelling basketball programs. There are approximately 10 teams totaling 120 participants. This program uses facilities as available.

- Florence Community Youth group operates year round. This group is made up of boys and girls in seventh to twelfth grade.

One concept the City has always held is that the Barnes Street Facility could become more of a campus recreation center. It could have a gym and a teen center and by creating a campus environment you create a safer more usable environment for the community at large. It would be necessary for the City to purchase additional property in order to expand the facility.

Mr. Griffin presented the following three proposals:

Proposal #1: 24,200 square feet facility
95,800 square feet parking
2.75 acres of land
\$5,000,000 estimated cost

This facility would consist of two gyms, office space or area available to conduct a teen program with 200-250 parking spaces.

Proposal #2: 42,000 square feet facility
95,800 square feet parking
3.19 acres of land
\$5,780,000 estimated cost

This facility would have two full size courts, bleachers, four league or intramural courts, office space and 250 parking spaces.

Proposal #3: 28,940 square feet facility
63,800 square feet parking
2.13 acres of land
\$6,000,000 estimated cost

This facility is more of a premier basketball court facility that consists of ample seating, with a target audience of travelling basketball, a high demand for participant watching, and a teen center complex. This facility would need a little smaller land requirement, and 2/3 of the required parking. The difference being this facility has one court but there would be more people watching the activities.

Funding Issues: For a \$6 million dollar gymnasium there would be a \$450,000 annual debt service requirement. The City has a \$7.39 million dollar debt limit (without a referendum). If Council opted to take the \$6 million from this, or borrowed or did a capital project against that, it would leave approximately \$1.4 million available for future projects. The potential sources for funding include: a 3 mill increase; Hospitality Fee Funds (these would be restricted and limited); Fund Balance (has a recommended cap); Grants or other Partnerships; and a Franchise Fee (limited). There would be an estimated annual operating cost of \$200,000 +.

Councilman Willis asked about partnering with Francis Marion University and Florence School District One in regard to the cost of the gym and if they had been approached.

Mr. Griffin responded that he feels there have been very preliminary discussions with these groups and feels it would be appropriate to move forward with these discussions. Also Bruce Lee

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Foundation could be another funding source.

Mr. Griffin asked Council if they want to continue to investigate the concept of a gymnasium. If so, a project timeline should be developed, there should be direction from Council as to how to proceed, and possibly set meetings with partnership opportunities.

Councilman Robinson is in support of moving forward, however he would like to see incorporated a computer lab, an auditorium that could be used for acting out plays and having educational contests, and different types of dance.

Mr. Griffin responded that a teen center component has been included in each of the proposals. However, an auditorium has not been included but would not be difficult to do within the gym.

Councilman Robinson would like to continue to look at options but stated strongly that he wants to be involved in the entire process.

Councilman Willis asked with opportunities to partner with other organizations, is there a possibility that this project can be accomplished without a tax increase? Also, are there funds available in the budget for the projected \$200,000 per year operating costs?

Mr. Griffin responded that an alternative source of funding would need to be identified to bridge the gap unless the City is able to obtain a partnership with the various agencies, including potential grants that do not require a monetary buy-in from the city, unless the commitment is less than \$100,000 per year. At this time, there is not \$200,000 available for operating costs for the proposed gym.

Mayor Pro tem Brand is very much in support of programs for the children in our community. However, he feels that the City needs a one year, three year, five year and ten year plan in order to determine what direction the city is heading in. There are several issues that the City needs to address. Mayor Pro tem Brand would like for potential projects to be prioritized and determine which are the most important and move forward. If the gym is the most important then he is fine with moving forward with developing a plan.

All members of Council expressed their support of a gymnasium and would like staff to provide a plan of the best way to make it a reality.

After a discussion, the consensus of Council is to direct the City Manager to prepare a project timeline, talk with potential partners, gather information regarding the City's priorities, and how this would fit into the budget. The timeline will be presented to Council at the December 12, 2011 City Council meeting.


Ms. Pat Gibson Hye Moore and Mr. Spencer Scott spoke in favor of the need for a gym.

ADJOURN

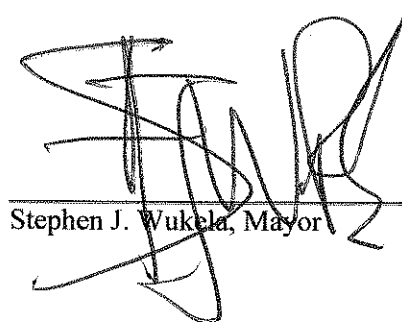
Councilman Robinson made a motion to adjourn the meeting. There was no objection.

The meeting was adjourned at 4:43 p.m.

Dated this 12th day of December, 2011.



Dianne M. Rowan, Municipal Clerk



Stephen J. Wukela, Mayor